



- Two Bedroom Cottage
- Off Road Parking
- Cabin
- Lounge/Diner
- Kitchen
- Snug
- Gas Central & Double Glazing
- Modern Living

## 1 Corner Cottage, Elmstead Road, Wivenhoe, Colchester, Essex. CO7 9HX.

This stylish semi detached two bedroom cottage benefiting off road parking is situated in the popular village of Wivenhoe and provides excellent access to local shops and amenities nearby, as well as being within short walking distance to Essex University. It is also within easy reach of the train station with its mainline links to London Liverpool Street. Internally the accommodation comprises of a porch, open plan living/dining room, snug, kitchen, ground floor shower room and two double bedrooms and WC to the first floor along with a generous front and rear garden, and cabin. Call us now to arrange your viewing.





# Property Details.

## Ground Floor

### Porch

UPVC Front door, with a further inner door opening into:

### Snug/Reception Room



12' 2" x 11' 4" (3.71m x 3.45m) Double glazed window to front, radiator, log burner and stairs to first floor.

### Kitchen



12' 5" x 8' 8" (3.78m x 2.64m) Double glazed window to side, range of wall and base units, laminate worktop, integrated stainless steel sink, induction hob, double oven, washing machine, fridge/freezer and wine cooler.

### Ground Floor Shower Room



Tiled floor, part tiled walls, loft access, WC, hand wash basin, shower enclosure and vertical radiator.

### Living Room



14' 09" x 8' 09" (4.50m x 2.67m) Radiator, open plan onto the dining room and UPVC to the side via the lobby.

### Dining Room

12' 7" x 11' 0" (3.84m x 3.35m) Double glazed window to rear and side, tiled floor and radiator.

## First Floor

### Landing

Doors leading to:



# Property Details.

## Bedroom One



11' 3" x 9' 5" (3.43m x 2.87m) Double glazed window to front and radiator.

## Bedroom Two



9' 5" x 9' 1" (2.87m x 2.77m) Double glazed window to rear and radiator.

## WC

Window to side, radiator and WC.

## Outside

### Cabin



17' 3" x 14' 3" (5.26m x 4.34m) Double glazed windows to front and side, French doors, lots of potential with power and water.

### Off Road Parking

Off road parking for three cars via the driveway to the rear of the property.

### Front Garden

Front garden retained by hedging.

### Rear Garden



A well maintained rear garden, mainly laid to lawn, garden shed and retained by fencing.

