

£420,000



- Semi Detached House
- Lower Wivenhoe Position
- Three Bedrooms
- Walking Distance Of Wivenhoe TrainStation
- Garage & Off Road Parking
- En Suite, Family Bathroom & Cloakroom
- South Facing Beautiful Rear Garden
- No Onward Chain

1 Admirals Walk, Wivenhoe, Colchester, Essex. CO7 9SZ.

A fantastic opportunity to acquire this three bedroom semi-detached house positioned in lower Wivenhoe. Located just two minutes walk from the river and mainline train station with fast links to London Liverpool Street and the stunning Wivenhoe Quay with its array of restaurants, pubs, and amenities. This semi-detached house includes three bedrooms, family bathroom and en-suite to the first floor. To the ground floor you will find two reception rooms, kitchen, and cloak room. The exterior benefits from a generous south facing rear garden you will also find garage and off road parking. Offered for sale with no onward chain.



Call to view 01206820999



Property Details.

Ground Floor

Entrance Hall

 $6'08" \times 3'01"$ (2.03m x 0.94m) UPVC front door, stairs rising to first floor, doors leading to:

Cloakroom

 $5'02" \times 2'09"$ (1.57m x 0.84m) Double glazed obscured window to side, low level WC, wash hand basin, part tiled walls.

Living Room



14' 11" x 13' 05" (4.55m x 4.09m) Two double glazed window to front, radiator, gas fireplace with marble, opening onto the dining room.

Dining Room



11' 03" x 8' 03" (3.43m x 2.51m) Double glazed French doors to rear, radiator.

Kitchen



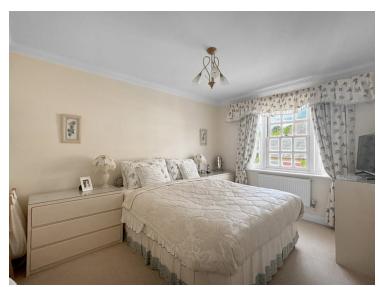
 $11'07" \times 7'09"$ (3.53m x 2.36m) Double glazed window to rear, radiator, under stairs storage, fitted shaker style kitchen including a range of wall and base unites, laminate work top integrated one and a half bowl sink, gas hob, electric oven, space for washing machine, also space for dining table.

First Floor

Landing

Double glazed window to side, airing cupboard, doors leading to:

Bedroom One



 $13'0" \times 9'06"$ (3.96m x 2.90m) Double glazed windows to front, fitted wardrobe, radiator, space for bedroom furniture, door to:

En Suite

 $5'01" \times 4'09"$ (1.55m x 1.45m) White suite including low level WC, shower cubicle, wall mounted mirror, wash hand basin, part tiled walls.

Property Details.

Bedroom Two



 $9'0" \times 8'11"$ (2.74m x 2.72m) Double glazed windows to rear, radiator, fitted wardrobe, space for bedroom furniture.

Bedroom Three



 $9'\,06"\,x\,6'\,09"$ (2.90m x 2.06m) Double glazed window to front, radiator, space for furniture currently used as an office.

Family Bathroom



 $8'10" \times 6'10"$ (2.69m x 2.08m) Double glazed obscure window to rear, radiator, paneled bath, low level WC, wash hand basin, wall mounted mirror.

Outside

Garden



A generous south facing well maintained rear garden garden with a patio area, the remainder of the garden being laid to lawn.

Garage & Off Road Parking

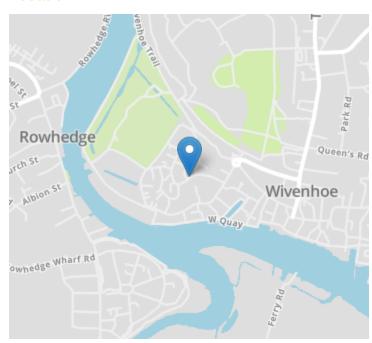
Block paved driveway to the side creating off road parking, Garage with up & over door and power along with a door to rear allowing access to the garden.

Property Details.

Floorplans



Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

