



- Two Bedrooms
- Mid Terrace
- Share of Freehold
- Walking Distance Of Wivenhoe Quay
- Lower Wivenhoe Position
- Recently Modernised By The Current Owner
- First Floor Bathroom & Downstairs WC
- Open Plan Living

## 8 Oakleigh Court, Wivenhoe, Colchester, Essex. CO7 9DQ.

A charming and quirky mid terrace modern home within striking distance of the fabulous waterfront and Quayside, whilst Wivenhoe Train Station is a short stroll away and offers fast commutable links to London Liverpool Street Station in just over the hour. Offering two first floor bedrooms and bathroom, WC/utility, spacious entrance hall, a generous 23' open plan lounge/kitchen/diner, communal gardens and allocated parking.





# Property Details.

## Ground Floor

### Entrance Hall

With storage cupboard, radiator, vinyl flooring door to stairwell and doors to.

### Cloakroom/Utility Room



With obscure window to rear, pedestal wash hand basin, close couple WC, tiled floor, extractor and radiator.

## Living Room / Kitchen/ Diner



23' x 15' (7.01m x 4.57m) Window to rear, French doors to rear, window to front, two radiators, stair recess, open plan living room, the kitchen area is fitted with a range of white gloss units and drawers with worktops over, integrated fridge/freezer, electric oven, induction hob with extractor, integrated dishwasher and inset sink and drainer, breakfast bar.

## First Floor

### Landing

With airing cupboard, storage cupboard and doors to.

# Property Details.

## Bedroom One



15' x 9' 9" (4.57m x 2.97m) Windows to front, radiator, two double fitted wardrobes.

## Bedroom Two



9' 4" x 8' 2" (2.84m x 2.49m) Window to rear, radiator.

## Family Bathroom



Obscure window to rear, panel bath, pedestal wash hand basin, close couple WC, extractor, tiled splashbacks, tiled floor, radiator.

## Outside

### Rear Garden & Allocated Parking



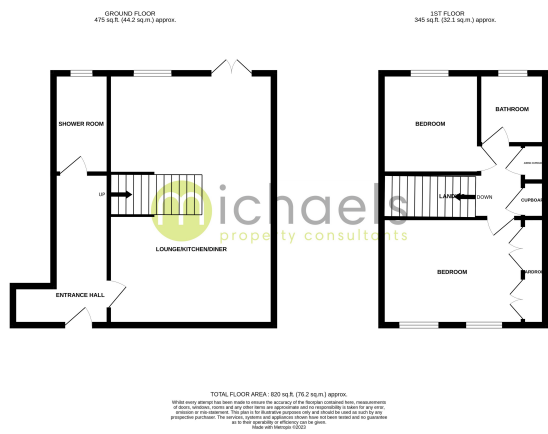
To the rear of the property there is access to the communal gardens, allocated parking to the front.

### Agent Note

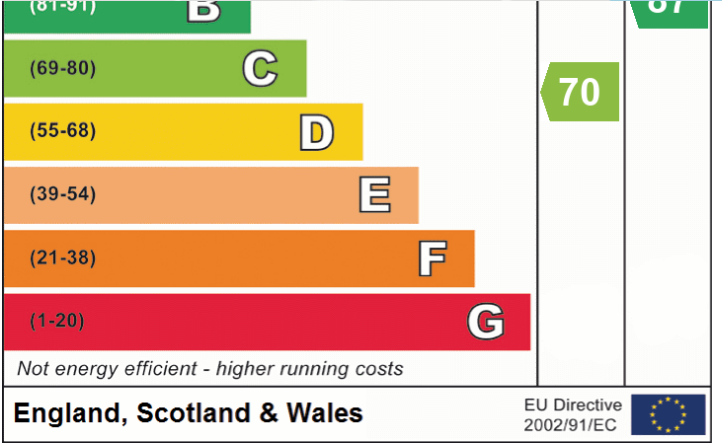
This property is offered for sale with a leasehold and share of the freehold.

# Property Details.

## Floorplans



## Location



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.