



- Detached Coach House
- Well Presented
- Two Bedrooms
- Open Plan Living Space
- Balcony
- Garage
- Off Road Parking
- Lower Wivenhoe

12 St Johns Road, Wivenhoe, Colchester, Essex. CO7 9DR.

A unique and beautifully presented detached coach house located in lower Wivenhoe with great access to the waterfront, local restaurants and pubs and of course the mainline train station with great links to London Liverpool Street. Offering two bedrooms, open plan living space with stylish fittings, modern bathroom, garage, off road parking and a balcony. This property also has the extra benefit of being freehold.



Property Details.

Entrance Hall

Radiator, stairs rising to first floor, door to hallway.

Hallway

Window to rear, radiator, doors to:

Open Plan Lounge/Diner



17' 3" x 16' 11" (5.26m x 5.16m) Two windows to rear and two french doors to rear with access to balcony, radiator, hand made light fittings, built in shelving, log burner.

Kitchen



Open plan to lounge, a range of matching modern wall and base units with worktops over, inset sink and drainer, tiled splashbacks, cooker with gas hob and extractor hood over, integrated appliances to include; dishwasher, washer/dryer and fridge/freezer, hand made light fittings.

Bedroom One



11' 1" x 10' 11" (3.38m x 3.33m) Window to front, radiator, hand made light fittings.

Property Details.

Bedroom Two



10' 2" x 10' 11" (3.10m x 3.33m) Window to front, radiator, built in storage, access to loft room (please note the loft is fully boarded and has a vulux window)

Bathroom



Obscure window to rear, tiled walls, radiator, panelled bath with shower over, wash hand vanity basin, closed coupled WC.

Balcony



Balcony to the rear, accessed by two sets of French doors from the living space, a fantastic outdoor sitting area.

Garage

17' 11" x 8' 2" (5.46m x 2.49m) Up and over door to front, power and light connected, access to storage cupboard. (please note the storage cupboard has a rear personal door to an outside terrace.

Terrace

Small terrace area to the rear accessible via side gate, various plants and shrubs.

Parking

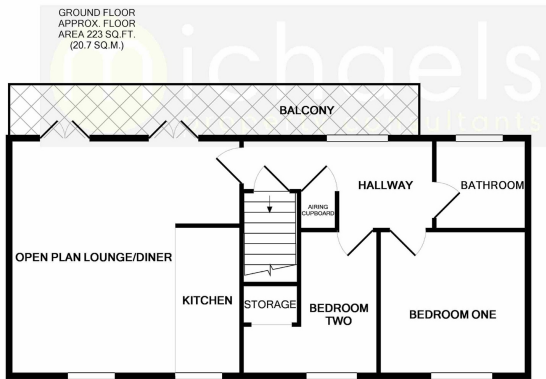
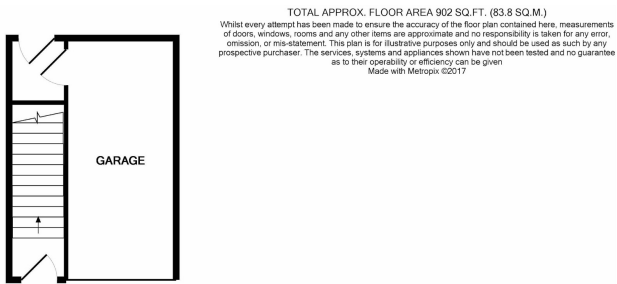
One allocated parking space in front of garage.

Agents Note

Please note this property is freehold.

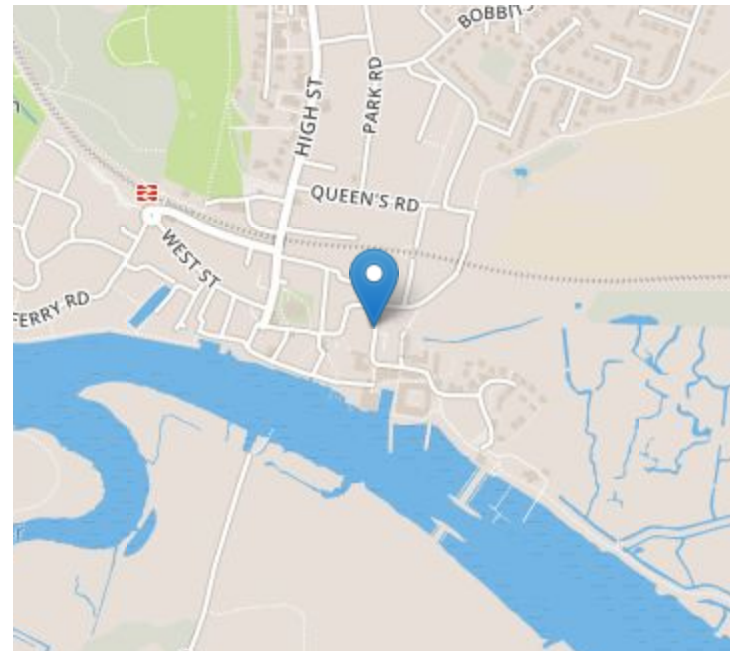
Property Details.

Floorplans

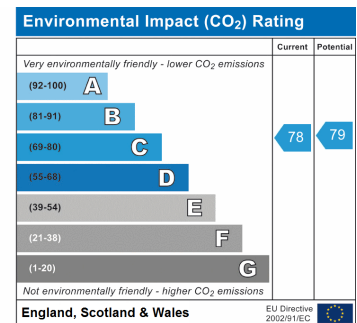
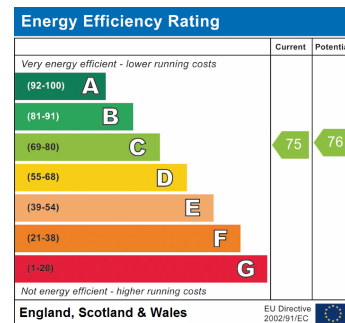


1ST FLOOR APPROX. FLOOR AREA 680 SQ.FT. (63.2 SQ.M.)

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.