



- Semi Detached
- Victorian Home
- Two Bedrooms
- First Floor Bathroom
- Two Receptions
- Large Garden
- Close To Station

### 38 Ernest Road, Wivenhoe, Essex. CO7 9LQ.

A beautifully presented and character filled Victorian home in the centre of Wivenhoe just minutes from mainline station with fast links to London Liverpool Street and of course a short stroll from Wivenhoe waterfront and quayside. This charming semi detached home has been well maintained and offers two bedrooms, first floor bathroom, two reception rooms with fireplaces, extended kitchen, wonderful garden in the region of 90ft and many original features throughout.



# Property Details.

## Ground Floor

### Lounge



11' 6" x 11' 2" (3.51m x 3.40m) Sash window to front, cast iron fireplace with ornate wooden mantle and tiled hearth, radiator, TV point and further door to.

### Lobby

With stairs rising to first floor and further door to.

### Dining Room



12' 1" x 11' 2" (3.68m x 3.40m) Sash window to rear, fireplace with ornate wooden mantle and tiled hearth, built in storage cupboard, under stairs storage cupboard, radiator and door to.

### Kitchen



13' x 7' 1" (3.96m x 2.16m) Window to rear, sash window to side, door to side, a modern range of fitted units and drawers with worktops over, inset sink and drainer, inset four ring gas hob with extractor above, fitted oven, space and plumbing for appliances, tiled floor, radiator.

## First Floor

### Half Landing

With doors to Bedroom One and Dressing Room.

### Bedroom One



11' 6" x 11' 1" (3.51m x 3.38m) Sash window to front, built-in wardrobe, wooden floorboards, original cast iron fireplace, radiator.

### Dressing Room/Study

Loft access, original cast iron fireplace, radiator and doors to.

# Property Details.

## Bedroom Two



13' 2" x 7' 1" (4.01m x 2.16m) Sash window to rear, wooden floorboards, original cast iron fireplace, radiator.

## Bathroom



Obscure sash window to rear, low level WC, pedestal wash hand basin, panel bath, tiled splashbacks, wooden floorboards, radiator.

## Front Garden



Retained by dwarf walling, mainly laid to lawn and gated.

## Rear Garden



A generous garden in the region of 90ft, mainly laid to lawn with patio area, decked area, various trees, shrubs and plants, garden shed and gated side access.

# Property Details.

## Floorplans



GROUND FLOOR  
APPROX. FLOOR  
AREA 398 SQ.FT.  
(36.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 398 SQ.FT.  
(36.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 795 SQ.FT. (73.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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.