



- Lower Wivenhoe Position
- Walking Distance Of Town & Railway Station
- Well Presented And Modernised
- Garage And Off Road Parking
- Open Plan Kitchen & Dining Room
- Ground Floor W/C, En-suite, Family Bathroom And Shower Room.

## 2 Admirals Walk, Wivenhoe, Colchester, Essex. CO7 9SZ.

Pleasantly positioned in lower Wivenhoe is this five bedroom semi detached house. Located in the heart of the sought after town and offering any owner the luxury of being able to walk within seconds to the train station which is linked back into London Liverpool Street. Allowing access to Wivenhoe's many pubs, schools, university and even striking distance to its glorious riverfront. Internally the house has been incredibly well maintained by its current owners. Updating rooms over the years to a good standard. Its main highlights are an open plan kitchen/dining room, ground floor W/C, five well proportioned bedrooms, with an en-suite off the master. It also benefits from off road parking and a single garage with integral access from the kitchen.



# Property Details.

## Ground Floor

### Entrance Hall

3' 0" x 5' 6" (0.91m x 1.68m) radiator, doors to;

### Cloakroom



2' 9" x 5' 2" (0.84m x 1.57m) Window to side, radiator, W/C and wash hand basin.

### Living Room



13' 5" x 15' 0" (4.09m x 4.57m) Window to front, radiator and door to;

### Kitchen/Dining Room



16' 6" x 11' 2" (5.03m x 3.40m) Windows and doors to rear, radiators, range of eye and low level fitted units with work surface over, inset spot lighting, inset ceramic butler sink, built in single oven/grill, built in microwave, integrated fridge, centre island with storage units and work surface and induction hob with extractor fan over, access to under stairs storage cupboard and door into garage.

## First Floor

### Landing

Doors to;

### Master Bedroom



12' 8" x 9' 5" (3.86m x 2.87m) Window to front, radiator, built in wardrobes, door to;

### En-suite



4' 10" x 5' 1" (1.47m x 1.55m) W/C, radiator, wash hand basin, single shower.

### Bedroom three



9' 5" x 10' 6" (2.87m x 3.20m) Window to rear, radiator, access to built in wardrobe.

# Property Details.

## Bedroom Five/Dressing Room



9' 6" x 6' 10" (2.90m x 2.08m) Window to front, radiator.

## Bedroom Four



11' 7" x 9' 9" (3.53m x 2.97m) Window to rear, radiator.

## Family bathroom



6' 5" x 6' 2" (1.96m x 1.88m) Window to rear, radiator, wash hand basin with vanity sink unit, single panelled bath.

## Shower Room



5' 2" x 7' 0" (1.57m x 2.13m) Window to rear, radiator, W/C, wash hand basin, walk in double shower.

## Second Floor

### Landing

Doors to;

### Bedroom Two



10' 1" x 12' 6" (3.07m x 3.81m) Velux windows to front, radiator, eaves storage and airing cupboard.

Outside.

### Garden

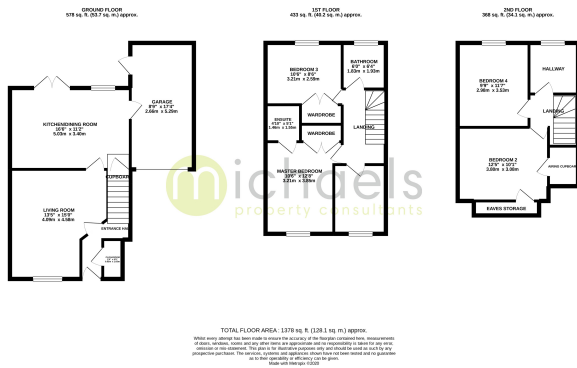
The property benefits from as low maintenance rear garden which is enclosed by brick walls and fencing. There is also access into the garage.

As previously mentioned the property has off road parking for a couple of cars.

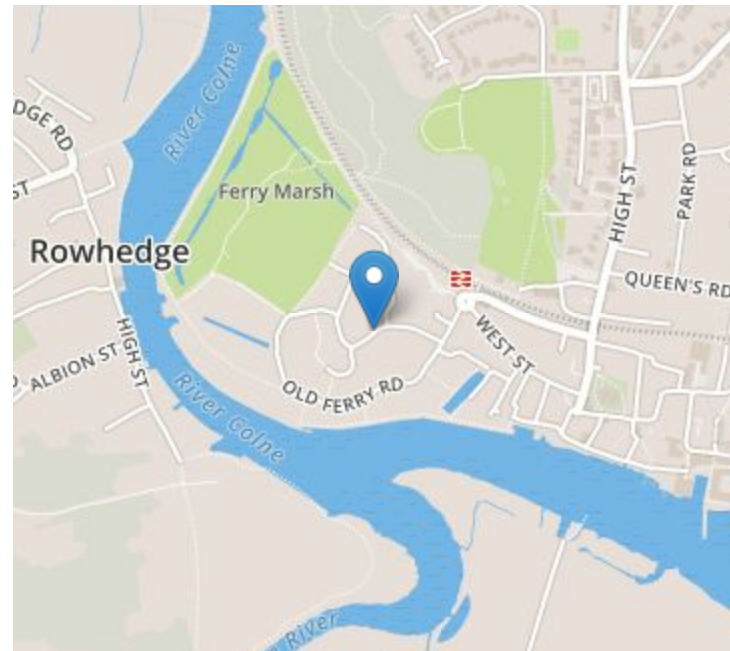
Garage: 17' 4" x 8' 9" (5.28m x 2.67m) - full power and lighting connected.

# Property Details.

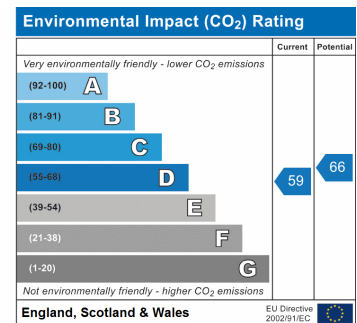
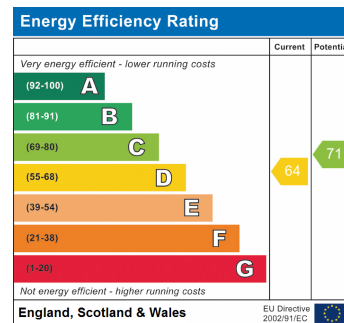
## Floorplans



## 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.