



- Chain Free Sale
- Lower Wivenhoe
- Close To Station
- Semi Detached
- Garage And Parking
- Three Bedrooms
- En- Suite
- Private Garden

**38 Old Ferry Road, Wivenhoe,
Colchester, Essex. CO7 9SW.**

Offered for sale with no onward chain is this modern semi detached home just minutes away from the mainline train station and the wonderful Wivenhoe waterfront. On the ground floor there is a living room, dining room, cloakroom and fitted kitchen whilst upstairs there are three bedrooms, en-suite and family bathroom. Outside a lovely private rear garden, garage and off road parking space.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor and doors to.

Cloakroom

Obscure window, wash hand basin, low level WC.

Living Room

15' 0" x 13' 8" (4.57m x 4.17m) Window to front, radiator, feature fireplace, doors to dining room.

Dining Room



11' 3" x 8' 2" (3.43m x 2.49m) French doors to rear garden, radiator, wood effect floor, doors to living room and kitchen.

Kitchen



11' 7" x 7' 10" (3.53m x 2.39m) Window to rear, a range of fitted units and drawers with worktops over, inset sink and drainer, inset gas hob, matching eye level units, space and plumbing for appliances.

First Floor

Landing

Loft access, airing cupboard and doors leading to.

Bedroom



9' 10" x 9' 0" (3.00m x 2.74m) Window to front, radiator, fitted wardrobe.

En-Suite



Corner shower enclosure, pedestal wash hand basin, close coupled WC.

Property Details.

Bedroom



9' 10" x 9' 0" (3.00m x 2.74m) Window to rear and radiator.

Bedroom



9' 7" x 6' 9" (2.92m x 2.06m) Window to front and radiator.

Bathroom



Obscure window, panel bath, vanity WC and wash hand basin, tiled walls and radiator.

Outside

Rear Garden



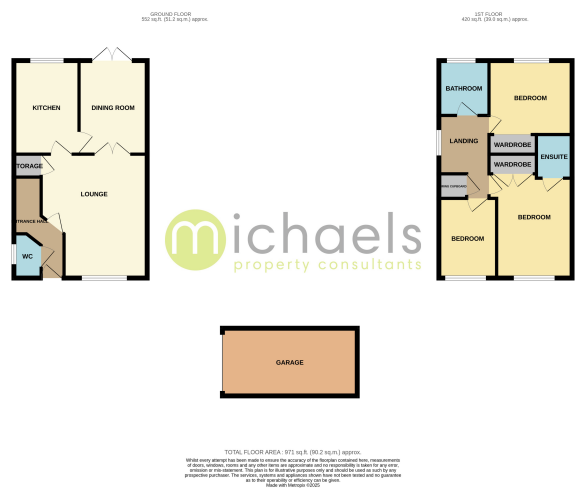
Mainly laid to lawn with patio area, gated side access.

Garage and Parking

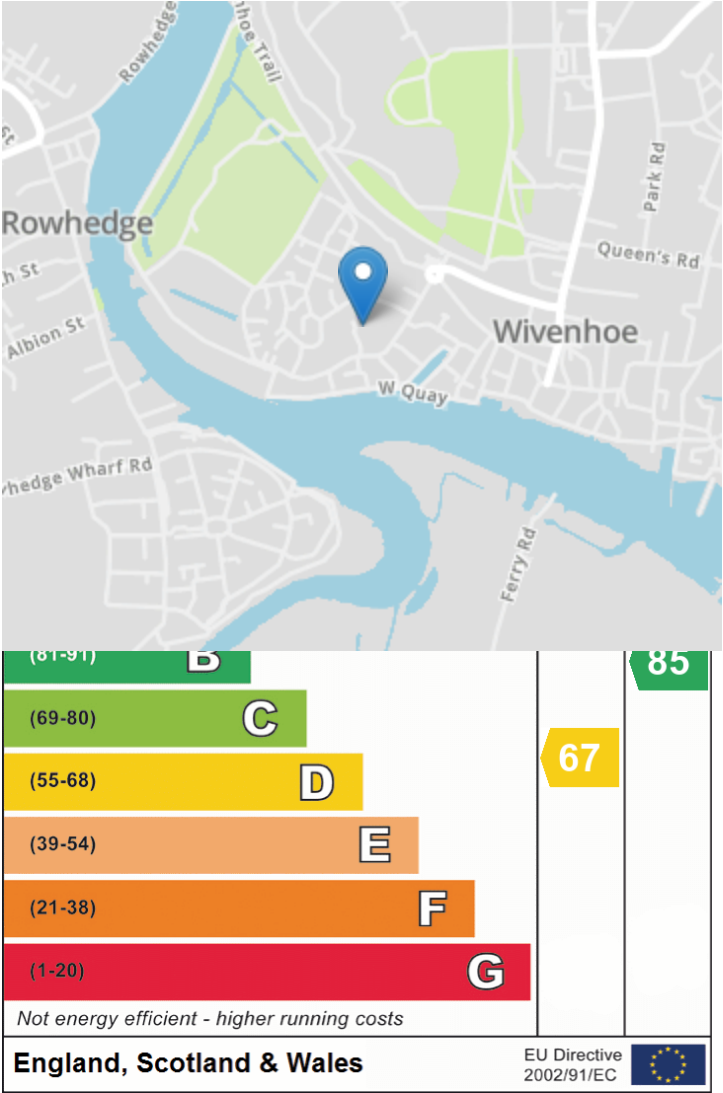
Garage offers up and over door to front with parking space.

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.