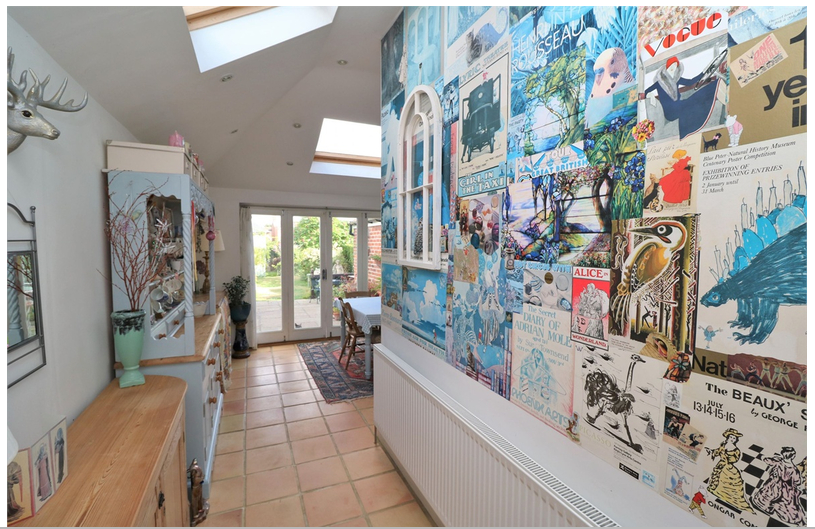




- Semi Detached
- Off Street Parking
- Generous Garden
- Extended Kitchen Space
- Two Double Bedrooms
- Two Bathrooms
- Two Receptions
- Central Wivenhoe

20 Stanley Road, Wivenhoe, Colchester, Essex. CO7 9LR.

A fine example of a beautifully presented semi detached Victorian home in this sought after central Wivenhoe position and having been tastefully extended to offer stylish and useful living accommodation. With a generous garden including summer house, rarely available off street parking, two double bedrooms and bathroom on the first floor, generous kitchen/dining space, utility room, ground floor bathroom, living room, separate lounge (which is currently being used as a third bedroom), entrance porch and an abundance of original features. Situated minutes away from the local shops, bus routes, waterfront, quayside, pubs, restaurants and the mainline station with links to London Liverpool Street in just over the hour.



Property Details.

Ground Floor

Entrance Porch

With storage cupboard, and door to

Kitchen/Diner



18' 10" x 18' 5" (5.74m x 5.61m) An L shape room with three Velux roof lights, part vaulted ceiling, tiled flooring, twin French doors to rear garden, two radiators, inset spotlights, door to utility room, two openings to living room, a range of fitted units and drawers with worktops over, inset sink with drainer, gas hob, chimney extractor, electric oven, tiled splash backs, matched eye level units.

Living Room



12' x 12' (3.66m x 3.66m) With door to stairwell, radiator, picture rail, fireplace with wood mantle over.

Lounge



12' x 11' (3.66m x 3.35m) Currently used as a third bedroom, door to front, sash window to front, radiator, picture rail, cast iron fireplace with wood mantle over.

Utility Room

7' 6" x 5' 4" (2.29m x 1.63m) With window to side and spaces for appliances, door to.

Bathroom



With window to rear, panel bath with shower attachment, close couple WC, tiled floor, tiled splash backs and radiator.

First Floor Landing

Half Landing

With doors to.

Property Details.

Bedroom One



12' x 12' (3.66m x 3.66m) Sash window to rear, cast iron fireplace, radiator, storage cupboard, loft access and door to.

Bedroom Two



12' x 11' (3.66m x 3.35m) Sash window to front, radiator, picture rail, cast iron fireplace.

En-Suite Bathroom



Sash window to rear, shower cubical, panel bath with shower attachment, tiled floor and walls, enclosed cistern WC, wash hand basin, heated towel rail.

Rear Garden



A generous rear garden commencing with patio area, gated side access, mainly laid to lawn, all enclosed by panel fencing with various trees, shrubs and plants, gated side access, summer house may be available subject to negotiation.

Front Garden

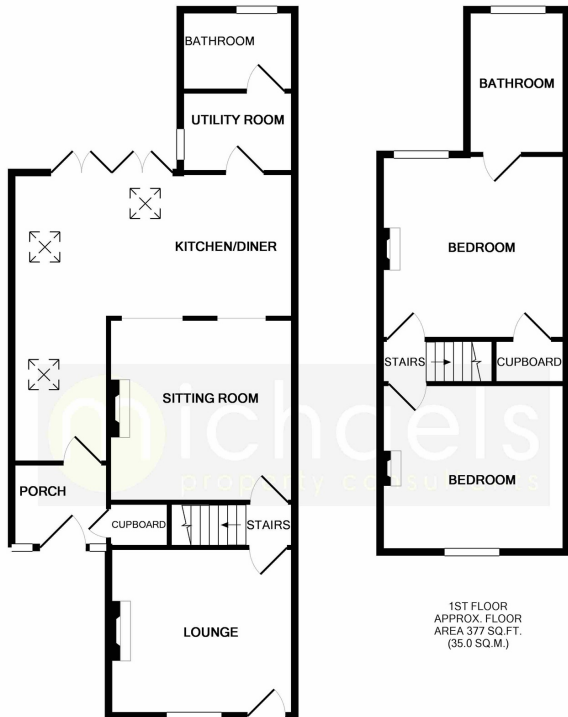
Enclosed by dwarf wall and offering various shrubs and plants.

Driveway

Providing off road parking.

Property Details.

Floorplans



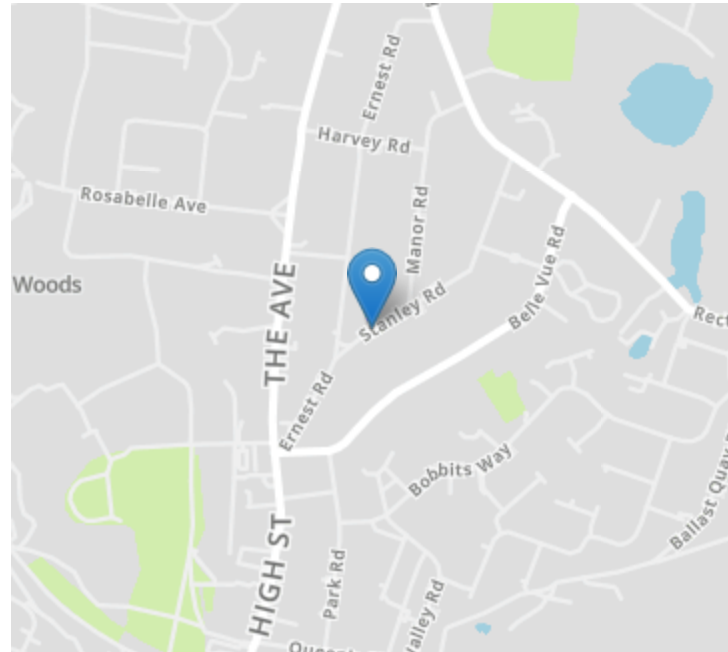
GROUND FLOOR
APPROX. FLOOR
AREA 666 SQ.FT.
(61.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1043 SQ.FT. (96.9 SQ.M.)

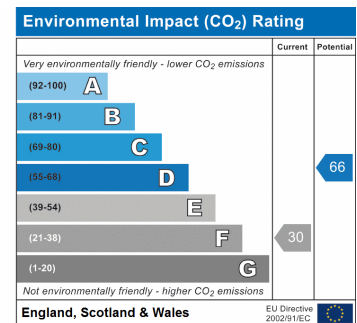
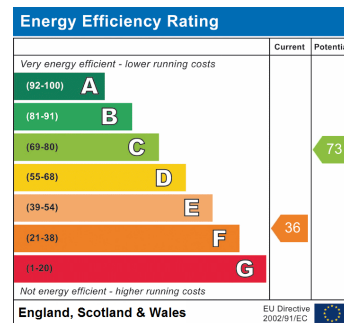
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR
APPROX. FLOOR
AREA 377 SQ.FT.
(35.0 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.