



- Semi Detached House
- Two Bedrooms
- Three Reception Rooms
- No Onward Chain
- Extended & Improved
- Vaulted Ceiling To Extension
- Utility & First Floor Bedroom
- Gas Central Heating
- Walking Distance Of Wivenhoe Train Station

## 21 Queens Road, Wivenhoe, Colchester, Essex. CO7 9JJ.

Early viewings are strongly advised within this charming 2/3 cottage in lower Wivenhoe just minutes away from the mainline train station, picturesque waterfront and fantastic local shops/pubs. Highlights of this character filled home include a spacious living room with an open inglenook fireplace, separate dining room, kitchen with stable door, utility, extended reception room / third bedroom with vaulted ceiling and ground floor bathroom. On the first floor there is an impressive double main bedroom, good sized second bedroom. Outside the property boasts a lovely rear courtyard. Full inspections are highly recommended.



# Property Details.

## Ground Floor

### Entrance Hall

Stairs to first floor, doors to

### Living Room



11' 10" x 11' 0" (3.60m x 3.35m) Sash window to front, feature brick fireplace with log burner, wooden flooring.

### Dining Room



11' 10" x 9' 6" (3.60m x 2.89m) Sash window to rear overlooking the courtyard garden, wooden flooring, fireplace, understairs storage cupboard, door to

## Kitchen



11' 5" x 7' 5" (3.48m x 2.26m) Windows overlooking courtyard, stable door to side, tiled floor inset spot lights, fitted kitchen with a range of wall and base units, laminate worktops, inset sink, space for oven, fridge/freezer and slimline dish washer.

## Utility Area

Tiled floor, space for washing machine, wall mounted boiler, tiled flooring

## Reception Room/ Bedroom 3

14' 0" x 10' 0" (4.26m x 3.05m) French doors overlooking the courtyard garden, Velux window, radiator,

## Ground Floor Bathroom



Inset spot lights, part tiled walls and tiled flooring, paneled bath with wall mounted shower low level WC, vanity wash hand basin, heated ladder towel rail

# Property Details.

## First Floor

### Landing

Doors leading to:

### Bedroom



11' 10" x 11' 0" (3.60m x 3.35m) Sash window to front, cast iron fireplace, storage cupboard, striped wooden flooring

### Bedroom

11' 11" x 9' 4" (3.63m x 2.84m) Sash window to rear, painted wooden flooring, storage cupboard.

## Outside

### Rear

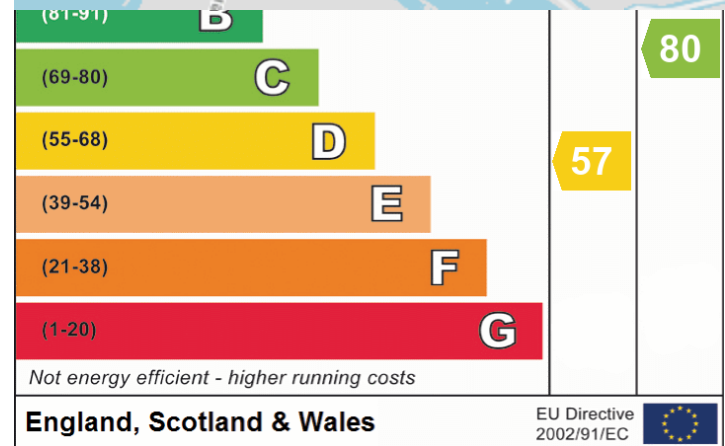


Gated side access, paved court yard garden,. Presentation side access for the neighboring property.

# 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.