



- Three Bedroom Semi Detached House
- Off Road Parking
- Generous Rear Plot
- Double Glazed Windows
- Two Reception Rooms
- Offering Great Potential To Extend Subject To Planning
- No Onward Chain
- Close By To Local Schooling

54 Britannia Crescent, Wivenhoe, Colchester, Essex. CO7 9PE.

Offered for sale with no onward chain is this three bedroom family home. Positioned on a generous plot with a beautiful well maintained rear garden, located within central Wivenhoe and in easy reach of the Wivenhoe trail which leads to the mainline station with fast links to London Liverpool Street Station and back to Colchester town. This property requires modernization and has the potential to extend subject to planning. Viewing highly advised.



Property Details.

Ground Floor

Porch

6' 10" x 2' 04" (2.08m x 0.71m) UPVC front door opening into the porch.

Entrance Hall

8' 02" x 6' 02" (2.49m x 1.88m) Wooden front door, stairs rising to first floor,

Entrance Hall

11' 05" x 6' 08" (3.48m x 2.03m) Stairs to first floor, radiator, doors leading to:

Kitchen



10' 11" x 8' 04" (3.33m x 2.54m) Double glazed window to front, range of wall and base units, laminate worktop, tiled splash back, integrated oven, gas hob, over head cooker fan, one and a half bowl sink with right hand drainer, space for fridge, freezer and washing machine.

Dining Room



10' 11" x 10' 02" (3.33m x 3.10m) Double glazed French doors to rear, radiator, back boiler, open plan onto the kitchen.

Lounge



13' 01" x 12' 03" (3.99m x 3.73m) Double glazed window to rear, radiator, brick surround fireplace.

First Floor

Bedroom



13' 04" x 10' 11" (4.06m x 3.33m) Double glazed window to rear, radiator, built in storage.

Property Details.

Bedroom



10' 11" x 10' 03" (3.33m x 3.12m) Double glazed window to rear, built in storage, radiator.

Bedroom



8' 6" x 7' 11" (2.59m x 2.41m) Double glazed window to front, radiator.

WC

Double glazed obscured window to side, low level WC.

Shower Room



Double glazed obscured window to side, radiator, vanity unity, part tiled, double shower enclosure.

Outside

Off Road Parking

Blocked paved driveway to front creating off road parking, foot path to front door, retained by low level wall.

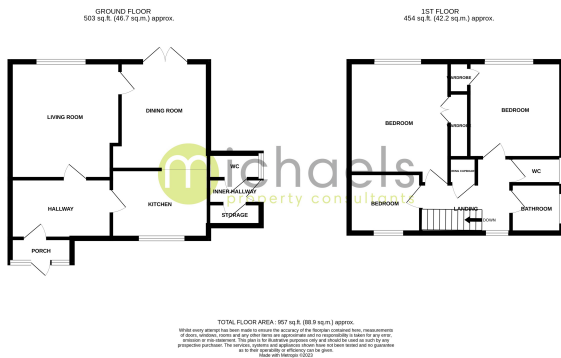
Rear Garden



A generous rear garden mainly laid to lawn also including a fish pond, green house, garden shed, and vegetable patch, the garden wraps to the side of the property leading to the side access. Retained by privacy fencing and hedging.

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.