



- Lower Wivenhoe Position
- Off Road Parking
- Beautiful Gardens
- Flexible Accommodation
- Town House
- Character Filled

Chamberlains, High Street, Wivenhoe, Colchester, Essex. CO7 9AZ.

A house filled with charm and character, this wonderful Lower Wivenhoe town house was proudly named after its heritage as a traditional boot and shoe maker once owned by Phillip Chamberlain. Ideally nestled for simple access to the mainline train station and its fast links to London Liverpool Street in just over the hour and within striking distance of good local pubs, restaurants, shops and of course the wonderful waterfront and quayside. Chamberlains offers versatile accommodation over three floors to include Living room, dining room, kitchen, garden room, cloakroom, bathroom, five first/second floor rooms that can be configured as three to five bedrooms, great garden and off road parking. Chain Free.



Property Details.

Ground Floor

Porch

7' 0" x 3' 9" (2.13m x 1.14m) Sash window to side, glazed door to:

Study Area

7' 3" x 7' 1" (2.21m x 2.16m) Window to front and open plan to:

Living Room



14' 2" x 14' 0" (4.32m x 4.27m) Window to side, large exposed bressemers and stud work, door to stairwell, door to:

Dining Room



11' 6" x 10' 5" (3.51m x 3.17m) Two windows to side, two storage cupbaors and cupboard housing hot water cylinder, door to:

Kitchen



13' 10" x 6' 4" (4.22m x 1.93m) Window to rear, tiled walls, wood effect flooring, a range of units and drawers with worktops over, inset sink and drainer, matching eye level units, oven, hob, extractor, door to:

Garden Room

9' 0" x 7' 0" (2.74m x 2.13m) Door to garden, windows to side, door to:

Cloakroom

Low level WC, wash hand basin, window to side.

First Floor

Landing

With doors to:

Bedroom One



13' 6" x 12' 9" (4.11m x 3.89m) Windows to front and side, fitted wardrobe.

Bathroom

Ornate window to side, panel bath, close coupled WC, pedestal wash hand basin, tiled walls, cupboard.

Property Details.

Reception/Bedroom



13' 7" x 10' 8" (4.14m x 3.25m) Windows to rear and side, stairs to second floor.

Second Floor

Reception/Bedroom



13' 6" x 10' 6" (4.11m x 3.20m) Access door to roof, window to side and doors to:

Reception/Bedroom

13' 6" x 10' 7" (4.11m x 3.23m) Windows to rear and side.

Reception/Bedroom

13' 6" x 11' 2" (4.11m x 3.40m) Windows to front and side, fitted cupboard.

Outside

Gardens



Mainly laid to lawn with access to parking space, enclosed by brick walling and fencing, a mature space with various trees, shrubs and plants, pergola, shed and workshop.

Parking

Twin gates to front and ample space for vehicle.

Property Details.

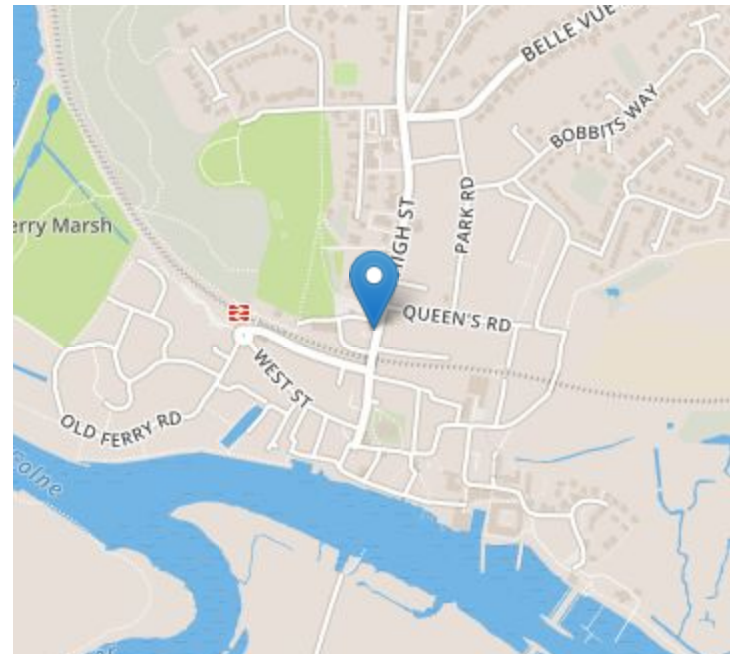
Floorplans



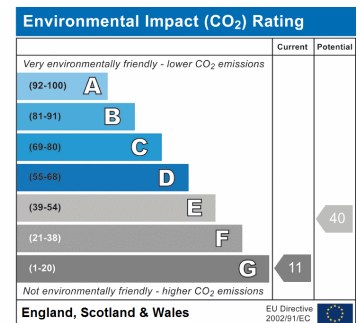
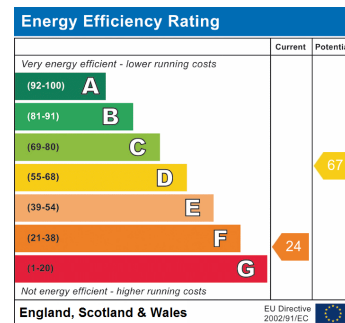
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TOTAL FLOOR AREA: 1480 sq. ft. (137.5 sq. m) approx.
These energy ratings are based on a standard assessment of the property. Measurements of areas, volumes, mass and any other data are approximate and for information only. The accuracy of these measurements is not guaranteed. The energy ratings are based on the current state of the property and are subject to change. The energy ratings are based on the current state of the property and are subject to change. The energy ratings are based on the current state of the property and are subject to change.

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.