



- Victorian Cottage
- Off Road Parking
- Two Bedrooms
- Generous Rear Garden
- Extended & Improved Throughout
- Cloak Room and Family Bathroom
- Two Reception Rooms
- Open Plan Living
- Gas Central Heating & UPVC Windows
- Modern Living

**84 Rectory Road, Wivenhoe, Colchester, Essex. CO7 9ES.**

This two bedroom Victorian home with off road parking and generous garden has recently been modernised by the current owners including the added benefit of a rear extension. Highlights include kitchen/breakfast room, open plan lounge/dinner with fireplace, cloak room, first floor bathroom and two bedrooms along with updated heating and windows. Early viewing highly advised.





# Property Details.

## Ground Floor

### Living Room



12' 8" x 10' 0" (3.86m x 3.05m) Bay window to front, radiator, fireplace, open plan onto dining room.

### Dining Room



11' 2" x 9' 0" (3.40m x 2.74m) Window to rear, vertical radiator, brick fireplace surround, stairs to first floor.

### Kitchen/Breakfast Room



11' 1" x 6' 10" (3.38m x 2.08m) French doors to rear, window to side, inset lights, fitted gloss kitchen including a range of wall/base units, laminate worktop, inset sink, cooker hood, induction hob, oven, fridge/freezer, dish washer, washing machine, breakfast bar.

### WC

Window to side, low level WC, wash hand basin.

## First Floor

### Landing

Storage cupboard, loft access, doors leading to:

# Property Details.

## Bedroom One



12' 8" x 10' 0" (3.86m x 3.05m) Window to front, radiator.

## Bedroom Two



11' 1" x 6' 10" (3.38m x 2.08m) 11' 1" x 9' 7" (3.38m x 2.92m) Window to side radiator.

## Family Bathroom



11' 1" x 9' 7" (3.38m x 2.92m) Window to side, towel rail, tiled floor, tiled walls, inset spot lights, wall hung vanity unit, free standing bath, WC and walk in shower.

## Outside

### Frontage and Parking

The front garden is retained by dwarf walling with gate to front, to the side there is a shared driveway leading to parking space and on to rear garden.

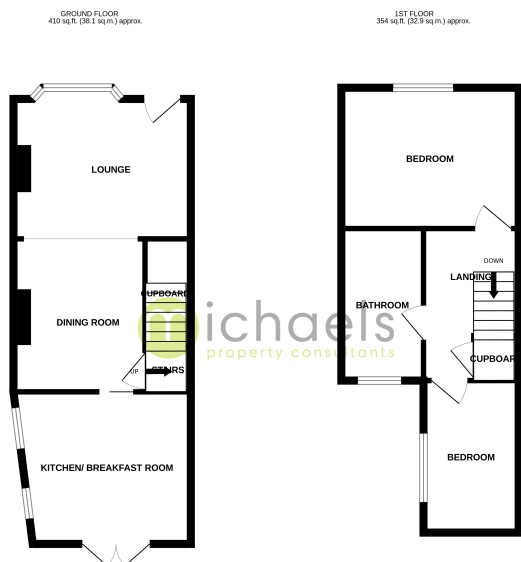
### Rear Garden



Mainly laid to lawn, patio area, summer house, retained by fencing and hedging.

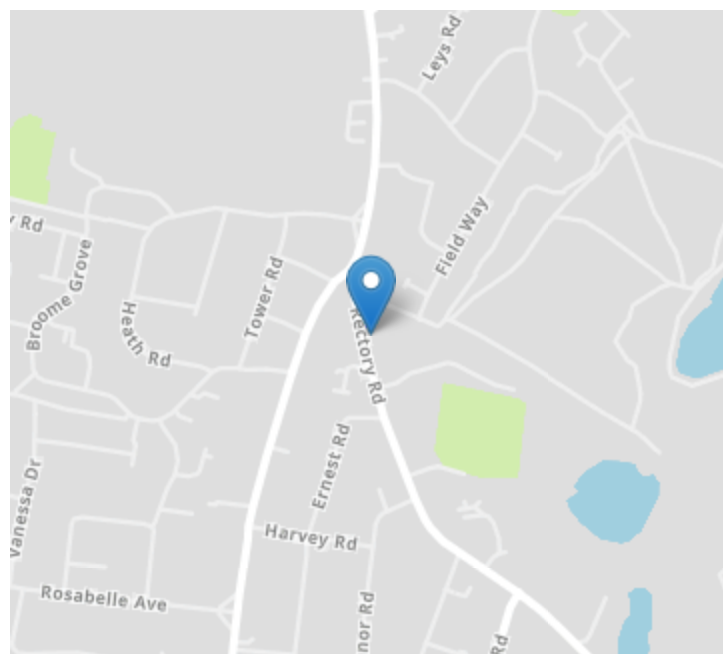
# Property Details.

## Floorplans

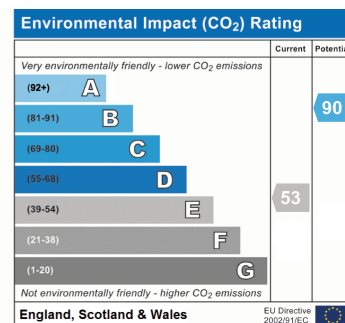
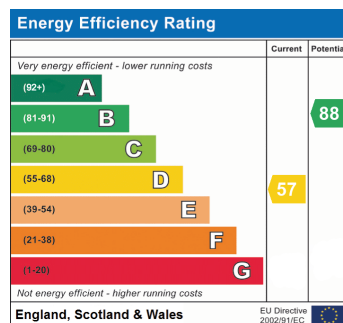


TOTAL FLOOR AREA: 764 sq ft (71.0 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans, photographs, measurements and aerial images, the information is provided as a guide only and should not be relied upon for any specific purpose. The information is provided as a guide only and should not be relied upon for any specific purpose. The information is provided as a guide only and should not be relied upon for any specific purpose. The information is provided as a guide only and should not be relied upon for any specific purpose.

## 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.

