



- Three Bedroom Semi Detached
- No Onward Chain
- Ground Floor Cloak Room & Family Bathroom
- En Suite
- Lower Wivenhoe Position
- Minutes From Mainline Station
- Good School Catchment
- Open Plan Kitchen /Dining Area
- Off Road Parking

**20 Old Ferry Road, Wivenhoe, Colchester, Essex. CO7 9SW.**

Pleasantly positioned in lower Wivenhoe is this three bedroom semi detached house. Located in the heart of the sought after town and offering any owner the luxury of being able to walk within seconds to the train station which is linked back into London Liverpool Street. Allowing access to Wivenhoe's many pubs, schools, university and even striking distance to its glorious riverfront. Internally the house has been well maintained some of its main highlights are an open plan kitchen/diner separate living room, ground floor W/C, three well proportioned bedrooms, with an en suite of the master bedroom, it also benefits from off road parking and a single garage.



# Property Details.

## Ground Floor

### Hallway

Radiator, stairs to first floor and doors to;

### Cloakroom

Window to side, radiator, wash hand basin and W/C

### Living Room



14' 11" x 13' 4" (4.55m x 4.06m) Window to front, radiator and door to;

### Kitchen



16' 6" x 11' 2" (5.03m x 3.40m) French doors to rear, window to rear, a modern range of fitted units and drawers with worktops over, inset sink, inset gas hob, inset oven, extractor, matching eye level units, space and plumbing for washing machine and dishwasher, tiled splashbacks.

## First Floor

### Landing

Window to side, airing cupboard and doors to.

### Bedroom one



9' 5" x 12' 8" (2.87m x 3.86m) Window to front, radiator, fitted wardrobe.

### En suite



Shower cubicle, close coupled WC, wash hand basin, tiled walls, heated towel rail.

# Property Details.

## Bedroom Two



9' 9" x 8' 10" (2.97m x 2.69m) Window to rear, radiator, fitted cupboard.

## Bedroom Three

9' 6" x 6' 9" (2.90m x 2.06m) Window to front, radiator.

## Bathroom



Window to rear, panel bath, enclosed cistern WC, vanity wash hand basin, heated towel rail, tiled walls.

## Outside

### Garden



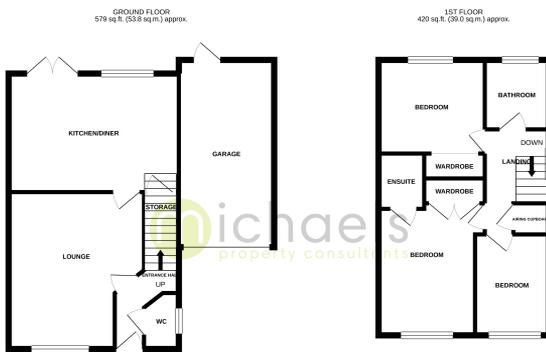
A wonderful low maintenance garden with various shrubs and plants, patio areas, stone areas, all enclosed by panel fencing.

### Garage and Parking

Up and over door to the front, power and light connected, door to garden, Parking space in front of garage.

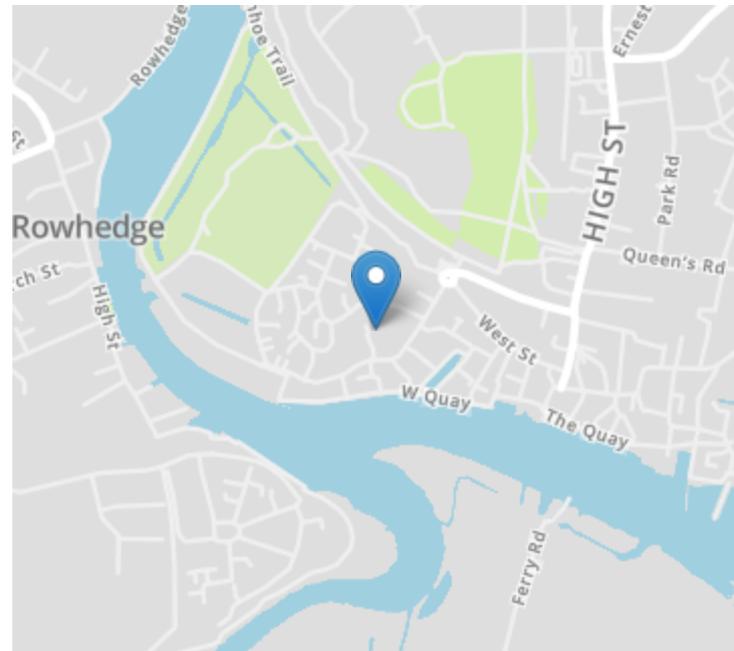
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 999 sq ft (92.8 sq m) approx.  
These plans should be taken as a guide only. The floor area is approximate and may vary slightly from the actual floor area. The floor area is approximate and may vary slightly from the actual floor area. The floor area is approximate and may vary slightly from the actual floor area.

## 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.