



- Period Property
- End Of Terrace Cottage
- Two Bedrooms
- Kitchen/Diner
- Courtyard Garden
- Beautifully Presented
- Close To Station

17 Station Road, Wivenhoe, Colchester, Essex. CO7 9DH.

A beautifully presented and modernised end of terrace cottage in Lower Wivenhoe and within a few seconds of the mainline train station with fast links to London Liverpool Street in just over the hour. From top to bottom this house has been renovated to a high standard and now offers two first floor bedrooms, first floor bathroom, stylish kitchen/diner, lounge with fireplace, utility room, ground floor cloakroom and private courtyard garden. Close by is the waterfront and quayside along with plenty of good local pubs, restaurants and shops.



Property Details.

Ground Floor

Kitchen/Diner



15' 0" x 11' 2" (4.57m x 3.40m) With painted wood flooring, trap door to storage area beneath, stairs rising to first floor, window to front window to side, folding door to utility room, door to lounge. Kitchen offers radiator, fitted units with solid wood worktops over, inset sink, hob, oven and extractor, space for dishwasher, tiled splash backs.

Lounge



11' 2" x 11' 2" (3.40m x 3.40m) Window to front, painted brick fireplace with tiled hearth, wood floor, feature radiator.

Utility Room



7' 1" x 5' 5" (2.16m x 1.65m) Tiled floor, door to garden, butler sink, space and plumbing for washing machine and tumble dryer, door to cloakroom.

Cloakroom

Obscure window to side, close couple WC, pedestal wash hand basin, tiled floor, heated towel rail.

Property Details.

First Floor

Bedroom One



11' 10" x 11' 1" (3.61m x 3.38m) Window to front, feature radiator, fitted wardrobes, strip wood flooring, feature brick wall.

Bedroom Two



11' 1" x 9' 0" (3.38m x 2.74m) Windows to front and side, radiator, fitted boiler cupboard.

Bathroom



Roll top bath with shower and screen over, pedestal wash hand basin, enclosed cistern WC, heated towel rail over feature radiator, tiled walls, tiled floor.

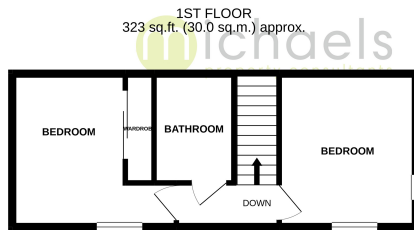
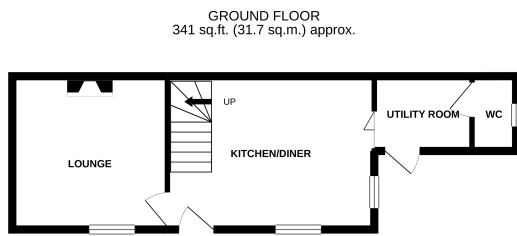
Courtyard Garden



Fully decked with built in seating and pergola over.

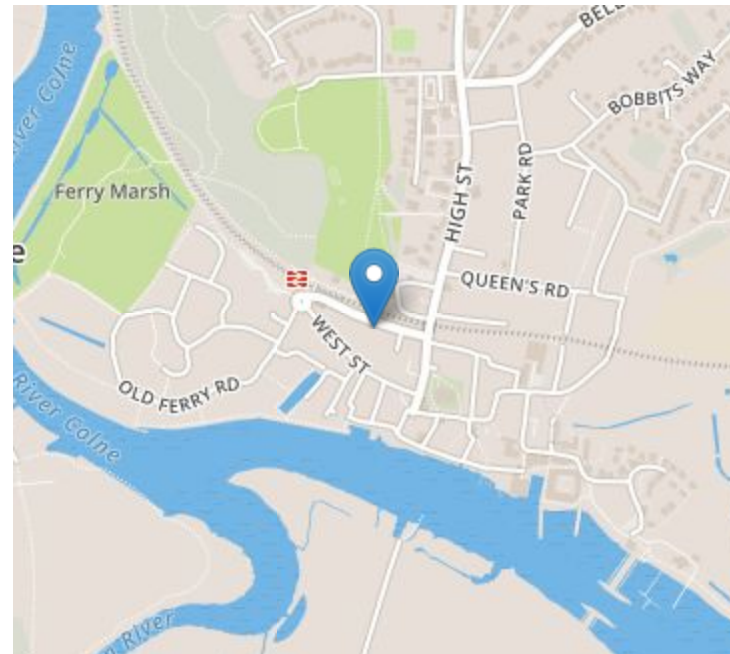
Property Details.

Floorplans



17 STATION ROAD
TOTAL FLOOR AREA - 664 sq.ft. (61.7 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, distances, heights and other such data are approximate and do not constitute a contract for any other purpose or consideration. This plan is for illustrative purposes only and does not constitute an offer of any property or guarantee. The accuracy, reliability and applicability of the data and other information contained herein is not guaranteed. Made with Mapbox ©2020 17 Station Road

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.