



- End of Terrace Home
- Three bedrooms
- Open plan Living/Dining room
- Close to Amenities and Station
- Generous Garden
- Character and charm

11 Manor Road, Wivenhoe, Colchester, Essex. CO7 9LN.

This rather charming three bedroom end of terraced home is located in a peaceful position in the popular town of Wivenhoe. Offering great access to the towns local shops, pubs/restaurants and train station with links back in to London Liverpool Street. Internally the house has been brilliantly maintained by the current owners. It's main features are an open planned living/dining room, open brick fireplace, three good sized bedrooms and a well presented rear garden. To appreciate everything this house has to offer please contact us to arrange an appointment.



Property Details.

Ground Floor

Living room/dining room



20' 5" x 10' 11" (6.22m x 3.33m) Windows to front and side, wood flooring throughout, open brick fire place, two radiators, stairs up and doors leading through to lobby;

Lobby

Storage, doors to bathroom and kitchen;

Kitchen



10' 7" x 12' 4" (3.23m x 3.76m) Windows and door to rear, radiator, free standing single oven with gas hob and extractor over, fridge freezer, dishwasher, and washing machine to remain (STN) range of eye level and low level fitted units with work surface over, inset stainless steel sink, inset spot lighting.

Bathroom



7' 1" x 4' 10" (2.16m x 1.47m) Window to side, Single panelled bath with shower over, vanity sink unit, W/C and radiator,

Property Details.

First floor

Landing



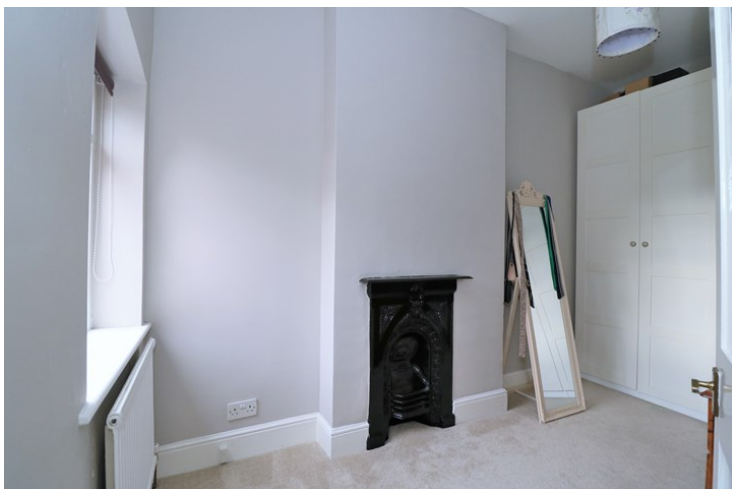
4' 4" x 13' 0" (1.32m x 3.96m) doors to;

Master bedroom



10' 10" x 10' 10" (3.30m x 3.30m) Window to front, radiator, feature fireplace and access to loft

Bedroom two



11' 10" x 6' 7" (3.61m x 2.01m) Window to rear, radiator, access to airing cupboard.

Bedroom three



12' 8" x 6' 3" (3.86m x 1.91m) Window to rear, radiator, feature fireplace, space for free standing wardrobe.

Outside

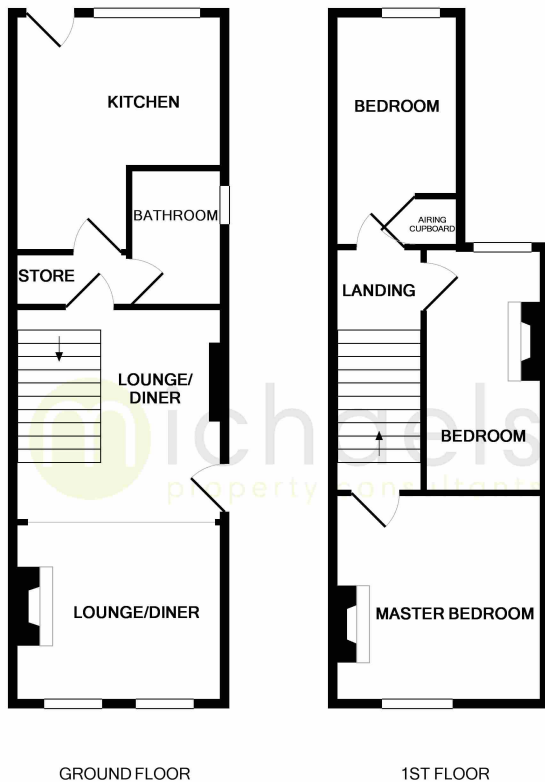
Garden



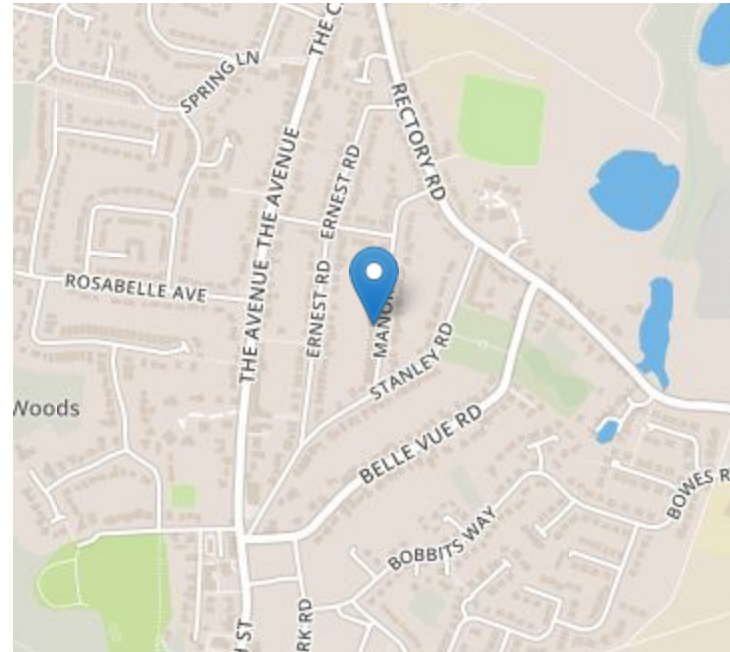
The rear garden is enclosed by fencing with sections of the space covered by small mature trees. As you step out of the back door there is a small patio area which then leads the section which is predominantly grass as well as attractive plants flowers and bushes. At the end of the garden there is a wooden shed which will remain.

Property Details.

Floorplans



Location



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.