



- Mid Terrace Cottage
- Private Rear Garden
- Gas Central Heating
- Living Room
- Kitchen
- First Floor Bathroom
- Chain Free Sale
- Lower Wivenhoe Location
- Walking Distance Of Wivenhoe Quay & Train Station

## 11 Paget Road, Wivenhoe, Colchester, Essex. CO7 9DT.

A charming and cosy cottage in this sought after lower Wivenhoe position just minutes from the mainline station with fast links to London Liverpool Street in just over the hour and the glorious waterfront and quayside just a short walk away. This Victorian terrace has been recently updated internally benefiting from new flooring, kitchen and bathroom, highlights include living room, kitchen, two first floor bedrooms and first floor bathroom, the rear garden is generous and west facing. Offered with no onward chain.



# Property Details.

## Ground

### Reception Room

11' 01" x 10' 11" (3.38m x 3.33m) Wooden front door, sash window to front. radiator, brick fireplace.

### Kitchen



11' 4" x 10' 11" (3.45m x 3.33m) Wooden door to rear, window to rear, fitted shaker style kitchen with a range of wall and base units, laminate worktops, inset sink left hand drainer, fridge/freezer, cooker, hob and cooker hood.

## First Floor

### Bedroom



11' 0" x 10' 11" (3.35m x 3.33m) Sash window to front, radiator.

### Bedroom



8' 09" x 5' 10" (2.67m x 1.78m) Sash window to rear, radiator, storage.

# Property Details.

## Shower Room



Shower enclosure, low level WC, wash hand basin.

## Outside

### Rear Garden

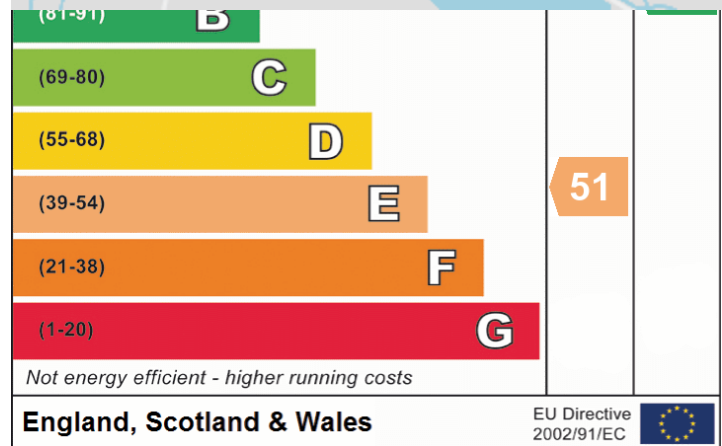


A private enclosed rear garden retained by fencing, gated side access. Neighbouring property does have a right of access via the garden.

# Property Details.

## Floorplans

## Location



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.