



- Chain Free Sale
- Lower Wivenhoe
- Sought After Position
- Six/Seven Bedrooms
- Loft Style Living Room
- Two Bathrooms
- Two Kitchens
- Close To Station

### 30 Alma Street, Wivenhoe, Colchester, Essex. CO7 9DL.

**\*\*Guide Price £525,000- £550,000 \*\*** A unique and rare opportunity to purchase this imposing and spacious period home in the sought after Alma Street within lower Wivenhoe. With 2000sqft set over three floors and offering flexible accommodation to include six bedrooms, large loft style living room, two bathrooms, kitchen/breakfast room and further kitchenette, study/bedroom seven and of course being within easy reach of train station with excellent commuter links to London Liverpool Street Station, Wivenhoe's waterfront, quayside and array of charming pubs, restaurants and culture. Chain Free.



# Property Details.

## Ground Floor

### Entrance Hall

Wood effect flooring, radiator, storage cupboard, stairs rising to first floor and doors to.

### Bedroom Two



19' 8" x 9' 4" (5.99m x 2.84m) With sash window to side and two sash windows to front, radiator, wood effect flooring.

### Bedroom Four



16' 5" x 9' (5.00m x 2.74m) Window to side, wood effect floor, radiator, fitted storage cupboard.

### Study/Bedroom Seven

11' 1" x 6' 1" (3.38m x 1.85m) Window to front, window to side, wood effect flooring, radiator.

### Kitchenette

10' 3" x 6' 6" (3.12m x 1.98m) With door to side, tiled floor, airing cupboard, fitted units and drawers with inset sink and drainer, space for washing machine, space for cooker, worktops, matching eye level units.

## Shower Room



Tiled floor, half tiled walls, enclosed cistern WC, radiator, corner shower cubical, vanity wash hand basin.

## First Floor

### First Floor Landing

Oak flooring, stairs rising to second floor, doors to.

### Bedroom One



19' 8" x 9' 9" (5.99m x 2.97m) Two sash windows to front, window to side, radiator.

### Bedroom Three

16' 8" x 8' 10" (5.08m x 2.69m) Sash window to side, radiator.

# Property Details.

## Kitchen/Diner



19' 1" x 10' 10" (5.82m x 3.30m) Two sash windows to side, sash window to front, window to rear, tiled flooring, two radiators, a range of fitted units and drawers with worktops over, inset sink, inset gas hob with extractor over, tiled splash backs, integrated dishwasher, double oven, microwave, matching eye level and display cabinets.

## Bathroom



Obscure window to rear, tiled floor, half tiled walls, panel bath, vanity wash hand basin, enclosed cistern WC, radiator.

## Second Floor

### Second Floor Landing

doors to bedrooms and open plan to Living Room.

### Living Room



26' x 19' 1" (7.92m x 5.82m) Two sash windows to side, two sash windows to front, Velux and skylight window to rear, a loft style room with wood flooring, two radiators, wall lighting, raised plinth with dining area.

### Bedroom Five

11' x 10' 10" (3.35m x 3.30m) An L shape room with window to front and radiator.

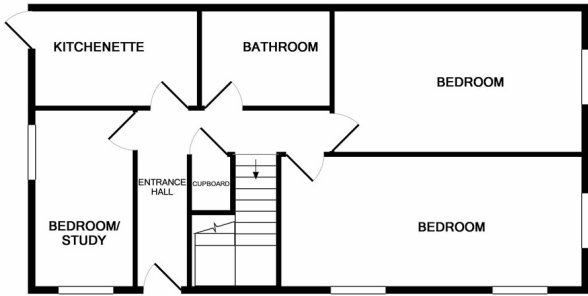
### Bedroom Six



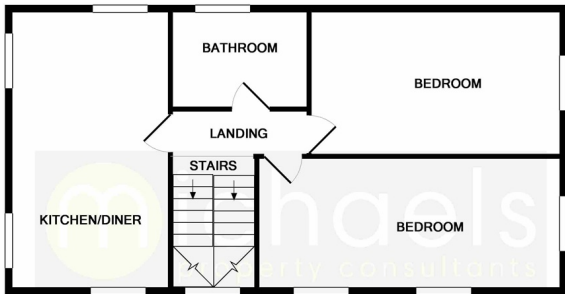
11' 1" x 7' 10" (3.38m x 2.39m) Window to side and radiator.

# Property Details.

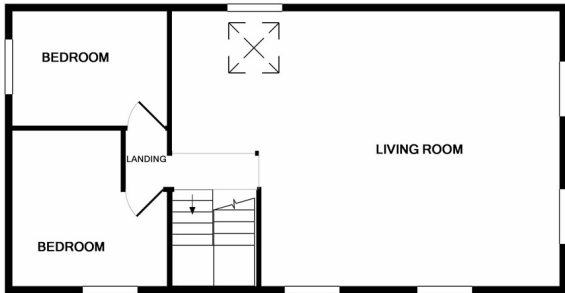
## Floorplans



GROUND FLOOR  
APPROX. FLOOR  
AREA 667 SQ.FT.  
(61.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 668 SQ.FT.  
(62.0 SQ.M.)

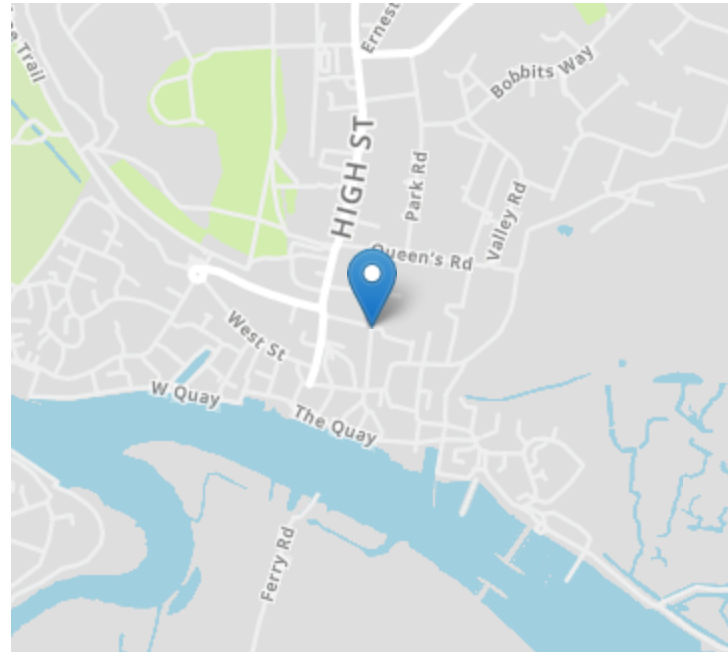


2ND FLOOR  
APPROX. FLOOR  
AREA 668 SQ.FT.  
(62.0 SQ.M.)

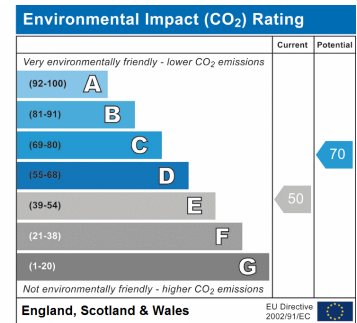
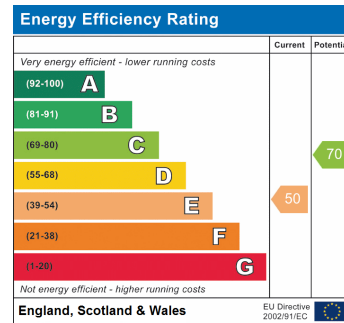
TOTAL APPROX. FLOOR AREA 2002 SQ.FT. (186.0 SQ.M.)

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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## 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.

