



- Three Bedroom Semi-Detached House
- Extended & Upgraded By Current Owners
- Generous Garden
- Ground floor Cloak Room
- Close to Amenities and Station

42 Britannia Crescent, Wivenhoe, Colchester, Essex. CO7 9PE.

Set back along a quiet crescent, this beautifully maintained house is located in the sort after town of Wivenhoe. Offering fantastic access to the towns local shops, pubs, restaurants and train station which offers fast links back into London Liverpool Street. The property itself has been cleverly extended and upgraded by its current owners. They have created a stylish open planned kitchen/dining room at the back of the house which is well suited to entertaining guests. Other highlights include a cosy living room, ground floor cloak room, three well proportioned bedrooms and family bathroom. Early viewings are strongly advised to avoid disappointment.



Property Details.

Ground Floor

Hallway

5' 11" x 7' 5" (1.80m x 2.26m) Stairs up and doors to;

Cloakroom



6' 1" x 2' 9" (1.85m x 0.84m) Window to side, radiator, wash hand basin, W/C

Living room



18' 5" x 16' 0" (5.61m x 4.88m) Window to front, radiator, and doors to;

Kitchen/dining room



19' 6" x 18' 2" (5.94m x 5.54m) Windows to rear, door out to utility room, bi-folds out to garden, inset spot lighting through out, centre island, with cupboard space under and work surface over, range of fitted eye and low level units, inset stainless sink, integrated fridge freezer, oven and gas hob, radiators x2.

Utility room

3' 4" x 12' 4" (1.02m x 3.76m) Windows and doors to rear, space for washing machine and tumble dryer.

First floor

Landing

Window to side, loft access and doors to;

Property Details.

Master bedroom



11' 4" x 11' 3" (3.45m x 3.43m) Windows to front, radiator, built in storage cupboard.

Bedroom two



12' 5" x 8' 7" (3.78m x 2.62m) Window to rear, built in storage cupboard, radiator.

Bedroom three



8' 3" x 7' 9" (2.51m x 2.36m) Window to front, radiator.

Bathroom



6' 3" x 5' 8" (1.91m x 1.73m) Window to rear, heated towel rail, fully tiled, panelled bath with over head shower, W/C, vanity sink unit and wash basin, W/C and inset spot lights.

Outside

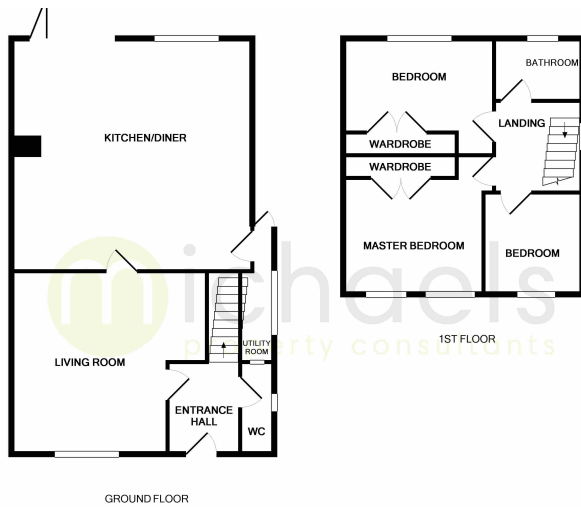
Garden



Outside the house benefits from a generous rear garden, it is predominately laid to lawn. There is also a few sections of the garden which have been decked creating an ideal space for out seating. There are also two sheds that will remain. There is a side gate allowing access from the front of the property into the garden.

Property Details.

Floorplans

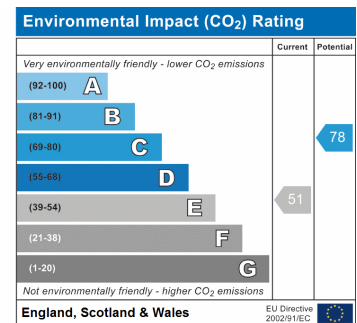
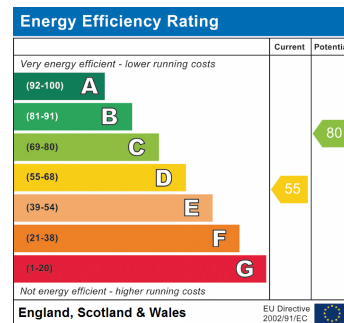


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



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