



Offers in the region of £290,000
Station Road, Wivenhoe, CO7



 2
Bedrooms

 1
Bathroom

 1
Receptions



- TWO BEDROOM TERRACED HOUSE
- NEW CENTRAL HEATING SYSTEM INSTALLED
- COURTYARD GARDEN AREA
- NO ONWARD CHAIN
- FULLY REWIRED
- EPC - D COUNCIL TAX BAND - B

Located in the heart of Wivenhoe, this two-bedroom terraced house offers a comfortable and practical living space. The property features one bathroom and a reception room, providing ample space for a small family or couple. The modern kitchen is equipped with open shelving and wooden countertops, offering a functional and stylish space for cooking and dining. The living area is cozy, with a fireplace and wooden flooring, adding warmth and character to the home.

The bathroom is designed with contemporary fittings, including a bathtub and a sleek vanity unit, complemented by patterned floor tiles and white subway tiles on the walls. The property also includes a private garden, featuring a decked seating area perfect for outdoor dining and relaxation.

The house is situated in Wivenhoe, Colchester, a location known for its community feel and convenient amenities. The area offers easy access to local shops, cafes, and public transport, making it a practical choice for commuters and residents alike. The property is unfurnished, allowing new owners to personalize the space to their taste.

With its blend of modern features and traditional charm, this terraced house presents a great opportunity for those looking to settle in a vibrant and welcoming community. The property is in close proximity to essential amenities, ensuring convenience and ease of living.

Lounge 13' 41" x 11' 49" (5.00m x 4.60m)

Original wooden flooring with built in fireplace. Radiator. UPVC front door. Double glazed window to front with white wooden shutters. Built in under stairs cupboard. Stairs to first floor. Door to:

Kitchen 10' 7" x 12' 3" (3.23m x 3.73m)

Original wooden flooring. Base units & wall shelving. Built in Italian oven and gas hob. Wooden work top. Cottage style feel. UPVC French doors to rear garden. Door to:

Bathroom 6' 3" x 5' 6" (1.91m x 1.68m)

Laid with patterned floor tiles. low level W/C. Vanity unit sink. Bath with shower and shower screen. Double glazed obscured window to rear. Radiator.

Master Bedroom 10' 74" x 13' 25" (4.93m x 4.60m)

Width - 14.43 in cove. Laid with carpet. X2 Double glazed windows to front with white wooden shutters. Radiator. Built in wardrobe space.

Bedroom 2 10' 82" x 11' 86" (5.13m x 5.54m)

Laid with carpet. Radiator. UPVC French doors. Built in wardrobe space.



Energy rating

D

Certificate number

8834-4222-5409-0920-6222



Disclaimer

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