

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











TWO BEDROOM TERRACED HOUSE

- COURTYARD GARDEN AREA

- FULLY REWIRED
- EPC D COUNCIL TAX BAND B

NEW CENTRAL HEATING SYSTEM INSTALLED

NO ONWARD CHAIN

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)

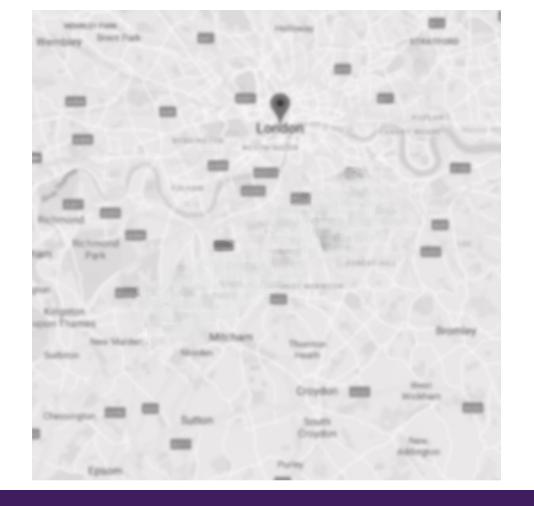
Laid with patterned floor tiles. low level W/C. Vanity unit sink. Bath with shower and shower screen. Double glazed obscured window to rear. Radiator.

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

Certificate number

8834-4222-5409-0920-6222

Tel: 441255420222

 ${\bf Email: sales and letting s@bondes tates. co. uk}$

Address: 71 Station Road Clacton-On-Sea Essex CO15 ISD



Disclaimer

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a quide only and approved details should be requested from the agents.