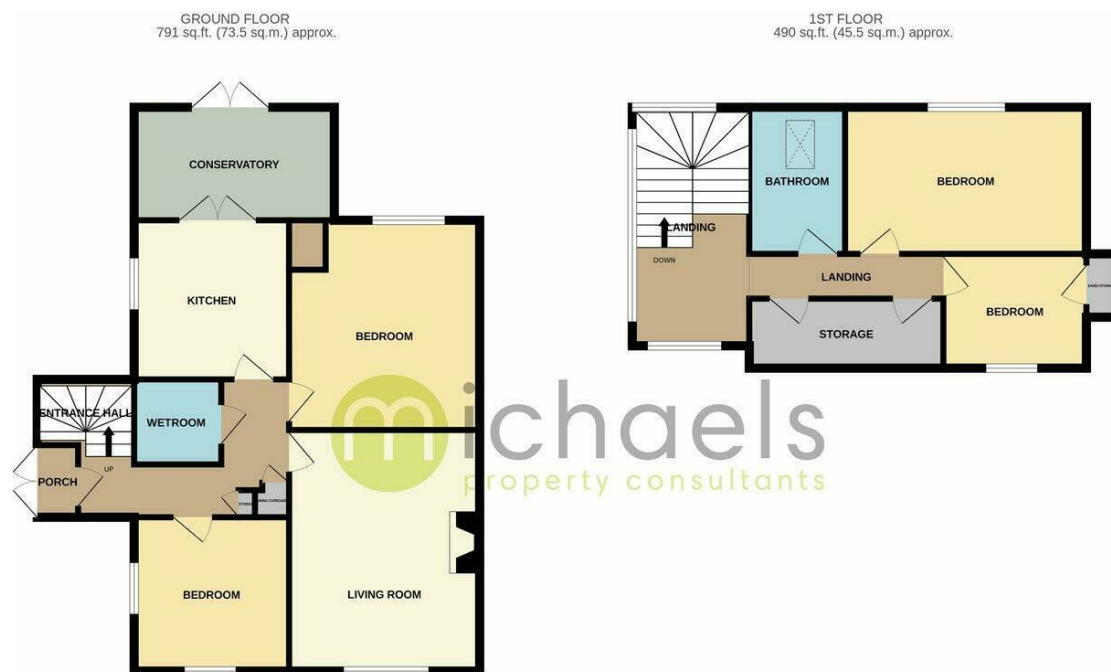




## 1 Tower Road, Wivenhoe, CO7 9QE

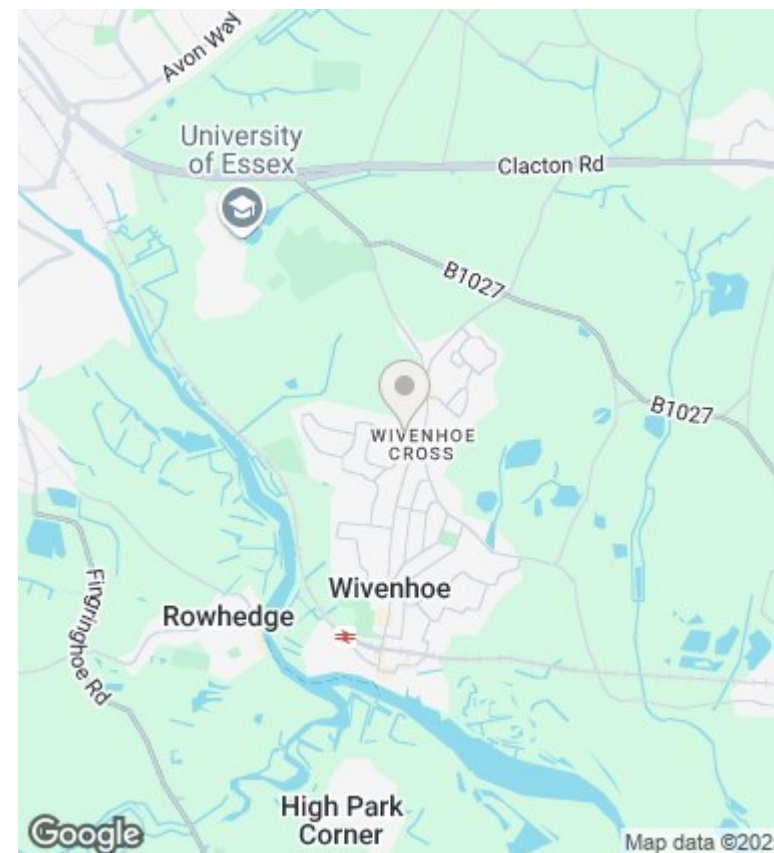
£1,650 Per Calendar Month

- Semi Detached Chalet-Style House
- Corner Plot with Generous Front and Rear Gardens
- Walking Distance to Broome Grove Primary School
- Available April 2025
- Four Bedroom Family Home
- Freshly Redecorated With New Carpets Throughout
- Shops & Amenities in the Village
- Driveway Parking
- Highly Sought After Wivenhoe Village Location
- Mainline Train Station in the Village



michaels  
property consultants

1 TOWER ROAD  
TOTAL FLOOR AREA: 1281 sq.ft. (119.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Directions

## Viewings

Viewings by arrangement only. Call 01206 572555 to make an appointment.

## Council Tax Band

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	