

oakheart

£900 Per Month

Per Month

Henrietta Close, Wivenhoe



Nestled in the popular location of Wivenhoe, this delightful one-bedroom house offers a perfect blend of comfort and convenience. The property is well presented and is in a turn-key condition, ready for a quick move-in.

The accommodation comprises an open-plan living room which leads into the kitchen that features some

appliances. Heading upstairs there is a double bedroom which is equipped with wardrobes and a bathroom suite featuring a shower over the bath. Finally, there is a converted loft room which would make the perfect home office. Externally there is allocated parking and an enclosed rear garden.

The property is offered unfurnished and available

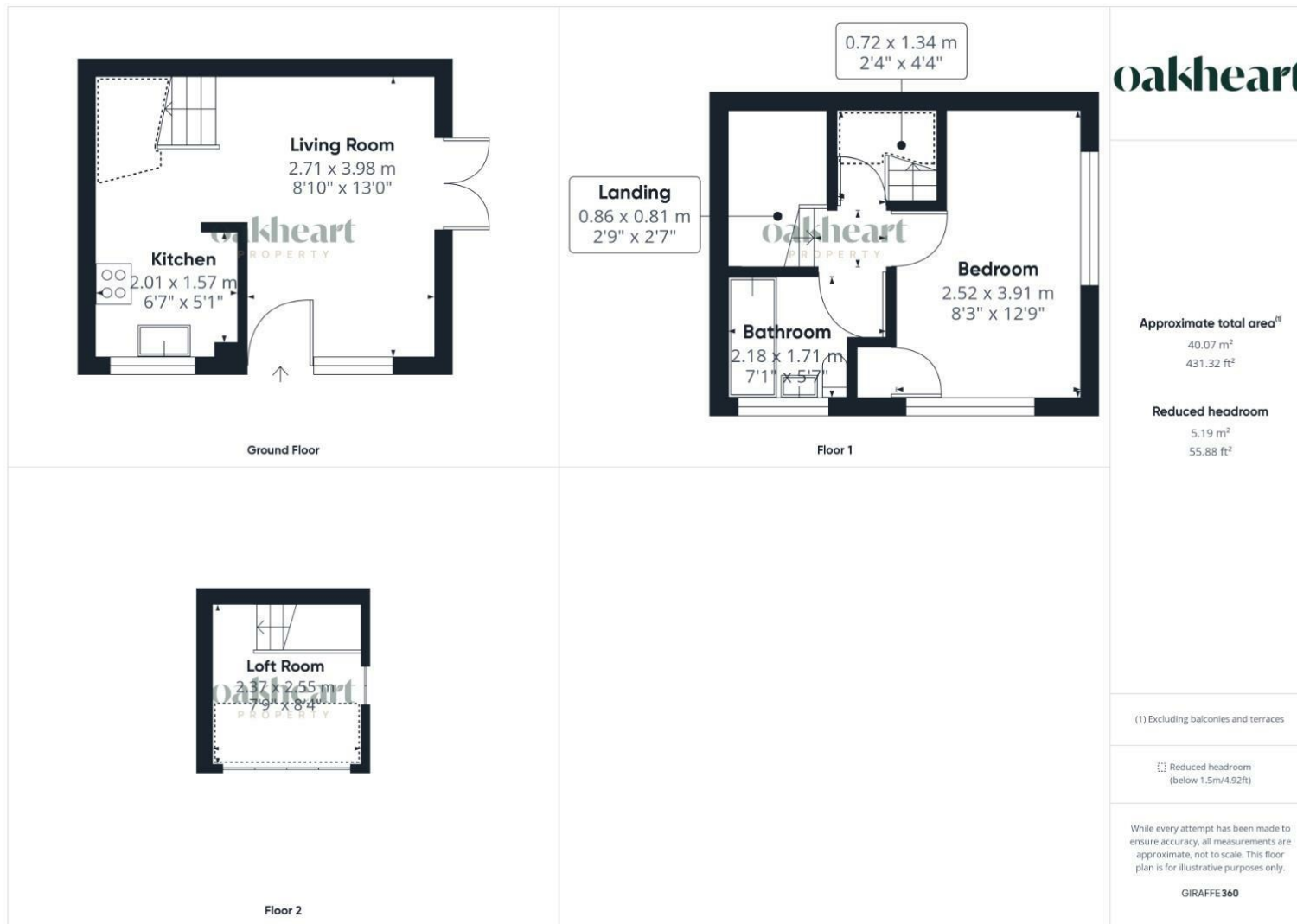
immediately. Call the Oakheart lettings team for further information.











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**Approximate total area<sup>m</sup>**

40.07 m<sup>2</sup>  
431.32 ft<sup>2</sup>

**Reduced headroom**

5.19 m<sup>2</sup>  
55.88 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Local Authority:**


£1405

**Tenure:**

**Council Tax Band:**

A

**Energy Efficiency Rating**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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