

oakheart

£270,000

Price Guide

Alexandra Drive, Wivenhoe, Colchester

GUIDE PRICE £270,000 - £280,000 Nestled in the charming riverside town of Wivenhoe, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Situated just three miles southeast of Colchester, Wivenhoe is renowned for its rich maritime history, vibrant community, and picturesque surroundings. The town boasts a quaint High Street filled with independent shops, eateries, and historic pubs, as well as cultural highlights like the Sentinel Art Gallery and Nottage Maritime Museum. Outdoor enthusiasts will appreciate the nearby Wivenhoe Trail, a scenic riverside walk along the River Colne.

This property features an entrance porch leading into a cosy lounge with a spiral staircase. The kitchen, located at the rear, is equipped with a range of eye and base-level units, offering ample storage and workspace, along with room for essential appliances. A door provides direct access to the rear garden. Upstairs, the landing leads to two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes for added convenience. A family bathroom completes the first floor.

Externally, the rear garden extends more than 60 feet in length and is primarily laid to lawn, with an initial patio area ideal for outdoor

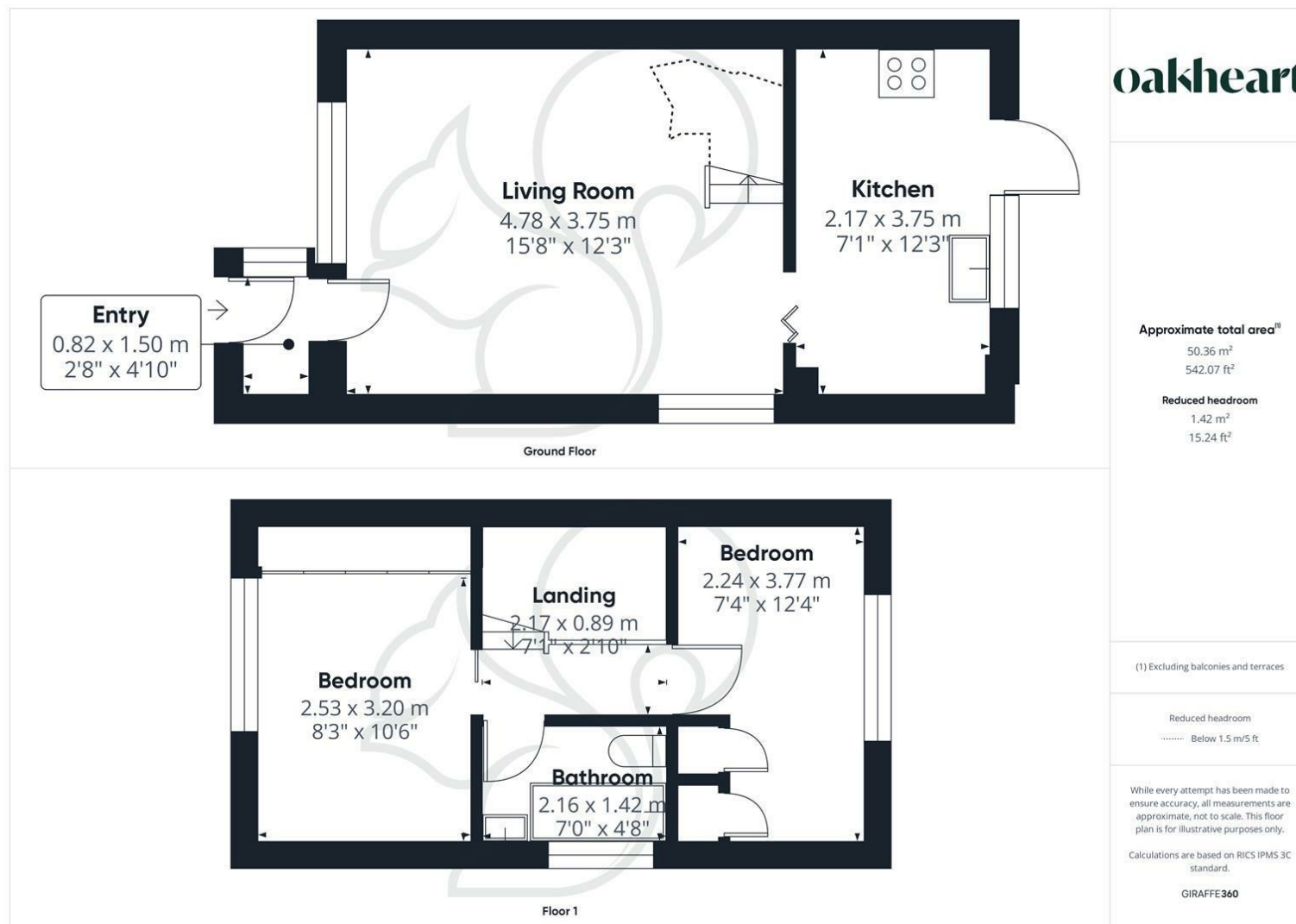
dining or entertaining. To the front, there is off-road parking available via a private driveway and a garage. Wivenhoe offers an idyllic lifestyle with its blend of natural beauty and modern amenities, including Wivenhoe Park, famously painted by John Constable, and excellent transport links, making this property perfect for those seeking a peaceful yet vibrant community setting with easy access to both countryside walks and urban conveniences.












Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

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