

oakheart

£300,000

Guide Price

Bath Street, Wivenhoe, Colchester



Guide Price: £300,000 - £325,000.

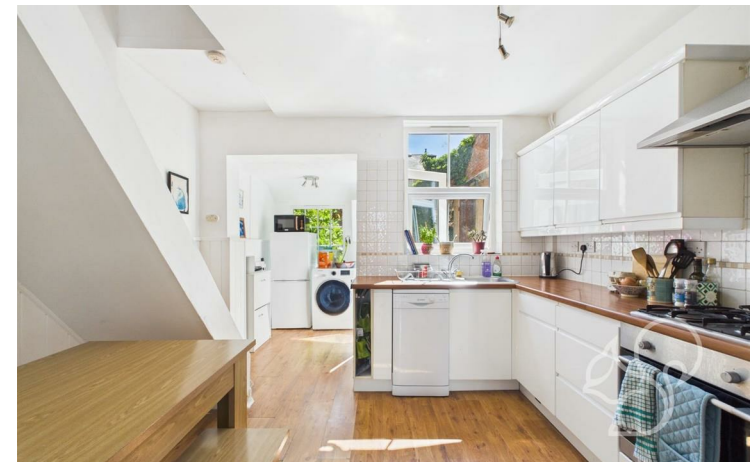
Situated in the heart of Lower Wivenhoe, this charming two-bedroom mid-terrace home is full of character and perfectly positioned for village life. A stones' throw away from the River Colne, Wivenhoe's independent shops, cafés, and traditional pubs, as well as a 2 minute walk to the train station with direct services to London Liverpool

Street, it offers both convenience and charm. The property is offered with no onward chain.

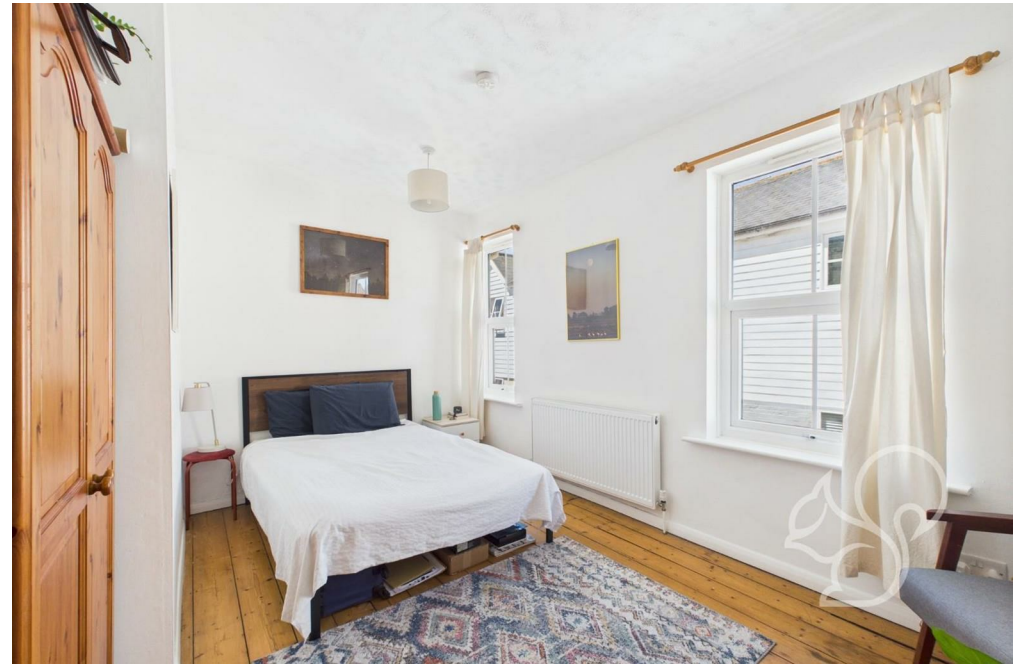
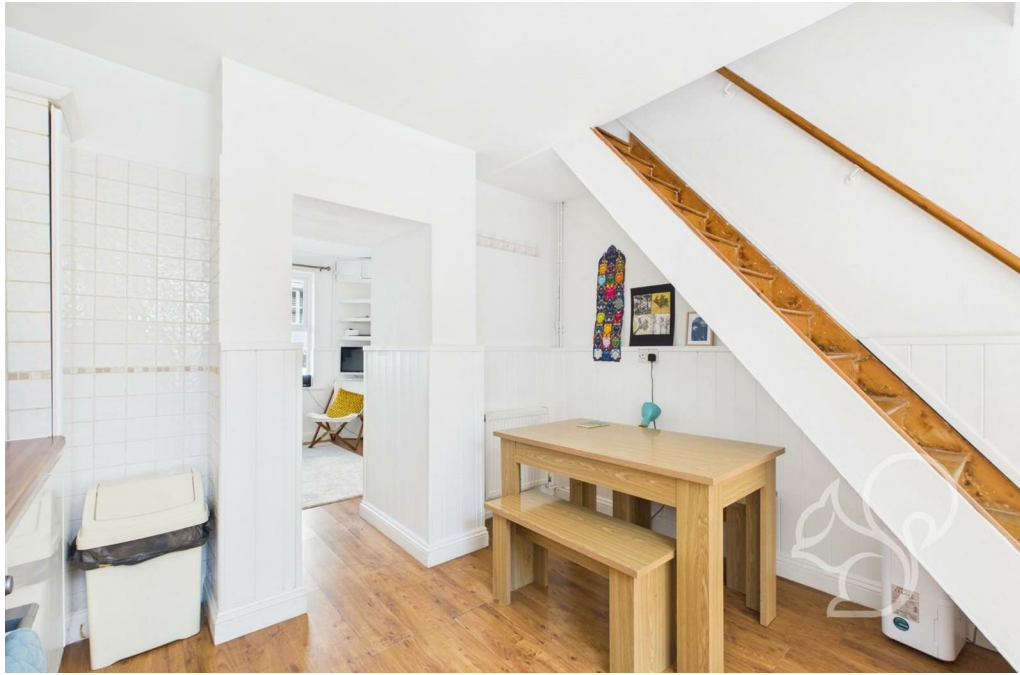
The ground floor features a welcoming lounge leading through to a bright, spacious kitchen with access to a useful utility room and the rear garden. Upstairs, there are two well-proportioned bedrooms and a modern bathroom, while the second floor boasts a converted loft room

providing flexible additional space, ideal as a home office, guest room, or studio.

Lower Wivenhoe is one of Colchester's most desirable locations, known for its riverside walks, vibrant community, and close proximity to the University of Essex. With excellent schools nearby and strong transport links, it's an ideal spot for families, professionals, and those seeking a balance of village charm and modern living.











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		85
(69-80) C		
(55-68) D	58	
(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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