



3 Bedroom Semi-Detached House located in Wivenhoe.

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JOHN ALEXANDER
ESTATE AGENTS

Britannia Crescent Wivenhoe CO7 9PE

FULL DESCRIPTION

OVERVIEW

We are pleased to offer this three bedroom semi-detached house in the popular village of Wivenhoe with three bedrooms, large garden and plenty of potential to improve. Viewing recommended.

ENTRANCE HALLWAY

CLOAKROOM

5' 10" x 2' 10" (1.78m x 0.86m)

Wash basin and WC

LIVING ROOM

12' 10" x 12' 4" (3.91m x 3.76m)

Window to front aspect

KITCHEN

12' 11" x 9' 5" (3.94m x 2.87m)

Windows to rear aspect, fitted wall and base units, integrated oven and hob plus spaces for appliances

POTENTIAL UTILITY ROOM

9' 5" x 5' 10" (2.87m x 1.78m)

To side of kitchen with door to rear garden, could be made into a utility room

FIRST FLOOR

BATHROOM

6' 3" x 5' 3" (1.91m x 1.6m)

Window to rear aspect, bath with shower over, wash basin and WC

BEDROOM ONE

11' 1" x 11' 0" (3.38m x 3.35m)

Window to front aspect and built in wardrobe

BEDROOM TWO

12' 6" x 8' 5" (3.81m x 2.57m)

Window to rear aspect and built in wardrobe

BEDROOM THREE

8' 3" x 7' 10" (2.51m x 2.39m)

Window to front aspect and built in cupboard

LOCATION

Situated on a quiet well spaced crescent. Wivenhoe is a sought after village on the South East fringe of Colchester and boasts all the essential local amenities as well as stunning Waterside views of the River Colne

Local schools include the "Good" rated Broomgrove Infant & Junior School (0.3 miles) and the "outstanding" rated Millfields Primary School (0.6 miles)



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TBC



904
sq ft

Guide Price
**£280,000 -
£300,000**





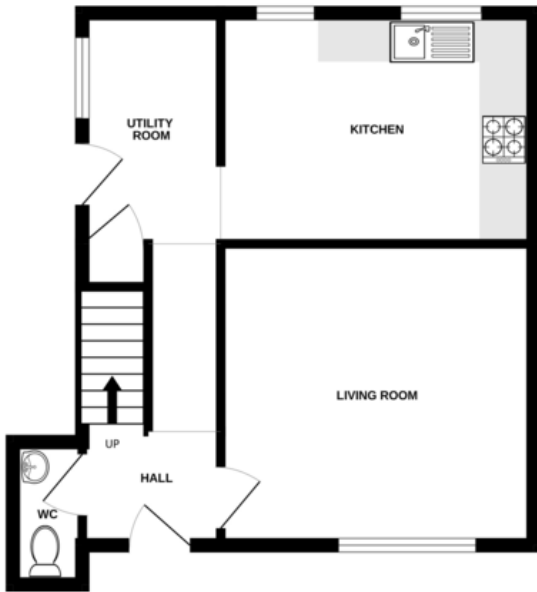


Britannia Crescent, Wivenhoe CO7 9PE

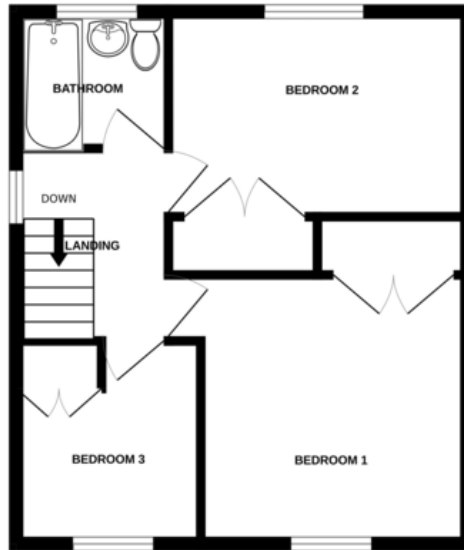


FLOORPLAN

GROUND FLOOR



1ST FLOOR



LOFT



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