

Merediths Close

Wivenhoe

CO7 9GD

Offers in Excess of £625,000 Freehold

Town & Country
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk



- **SIX BEDROOMS with THREE EN-SUITES**
- **LOUNGE & SEPARATE DINING ROOM**
- **RECENTLY UPGRADED KITCHEN/DINER**
- **FAMILY BATHROOM**
- **DOWNSTAIRS CLOAKROOM**
- **GAS CENTRAL HEATING**
- **LOW MAINTENANCE COURTYARD GARDEN**
- **OFF ROAD PARKING**
- **GARAGE**
- **CLOSE TO TRAIN STATION & WATERFRONT**

**** SIX BEDROOM DETACHED TOWN HOUSE in LOWER WIVENHOE ****

This spacious family home in the desirable Lower Wivenhoe area is minutes away from both the waterfront as well as the train station and shops.

The property has the potential to be configured however the owners require, whether it is bedroom space or reception/office/playroom space, whatever suits their requirements.

The ground floor houses a recently upgraded kitchen with space for dining if required, a lounge which looks out onto the garden area, a separate dining room and a cloakroom.

To the first floor you will find four bedrooms (two with En-suite) and a family bathroom, stairs leading to the second floor which features the Principal bedroom with En-suite and built in wardrobe and another double bedroom. Four of the bedrooms have built-in wardrobes.

Outside to the front there is a delightful parking area in a European style square, to the side you have access to the garage and to the rear there is a courtyard style garden which is ideal for both hosting and relaxing.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Wood effect flooring, centre light, radiator, stairs to first floor.

DINING ROOM

9' 3" x 9' 2" (2.82m x 2.79m)

Window to front, wood effect flooring, centre light, radiator.

LOUNGE

15' 6" x 12' 0" (4.72m x 3.65m)

Windows to rear, French doors leading to rear garden, wood effect flooring, centre light, two radiators, feature fireplace with log burner.

KITCHEN/DINER

18' 2" x 9' 6" (5.53m x 2.89m)

French doors to rear garden, tiled flooring, inset spot lights, radiator. Range of contemporary Grey wall and base units with integrated dishwasher, washing machine, 1 ½ bowl ceramic sink/drain, space for gas Range style cooker and American style fridge/freezer, partially tiled walls.

CLOAKROOM

6' 7" x 3' 3" (2.01m x 0.99m)

Obscured window to front, tiled flooring, centre light, radiator. Low level WC and pedestal wash hand basin, partially tiled walls.

FIRST FLOOR LANDING

Windows to front and rear, carpet flooring.



BEDROOM TWO

10' 0" x 9' 8" (3.05m x 2.94m)

Window to rear, carpet flooring, centre light, radiator, double fitted wardrobe.

EN-SUITE

5' 9" x 5' 4" (1.75m x 1.62m)

Vinyl flooring, inset spot lights, radiator. Shower cubicle, low level WC and pedestal wash hand basin, fully tiled walls.

BEDROOM THREE

9' 6" x 9' 3" (2.89m x 2.82m)

Window to front, carpet flooring, centre light, radiator, double fitted wardrobe.

EN-SUITE

5' 6" x 4' 9" (1.68m x 1.45m)

Vinyl flooring, inset spot lights, radiator. Shower cubicle, low level WC and pedestal wash hand basin, fully tiled walls.

BEDROOM FOUR

9' 7" x 6' 7" (2.92m x 2.01m)

Window to front, wood effect flooring, centre light, radiator.

BEDROOM FIVE

9' 0" x 7' 1" (2.74m x 2.16m)

Window to rear, wood effect flooring, centre light, radiator.

FAMILY BATHROOM

Obscured window to rear, vinyl flooring, inset spot lights, radiator. Panelled bath, low level WC and pedestal wash hand basin, fully tiled walls.

SECOND FLOOR LANDING

Roof light, carpet flooring.

PRINCIPAL BEDROOM

14' 1" x 12' 10" (4.29m x 3.91m)

Window to front, roof light, carpet flooring, centre light, radiator, double fitted wardrobe.

EN-SUITE

6' 8" x 6' 6" (2.03m x 1.98m)

Roof light, tiled flooring, inset spot lights, radiator, low level WC, pedestal wash hand basin, shower cubicle, partially tiled walls.

BEDROOM SIX

17' 11" x 9' 6" (5.46m x 2.89m)

Window to front, roof light, carpet flooring, centre light, radiator.

EXTERIOR

Low maintenance courtyard style garden with patio, decking and water feature.

Garage with power and light.

AGENT'S NOTES

The Vendor has informed us of the following:

The heating system is under two years old. This includes a new condenser boiler and unvented cylinder.

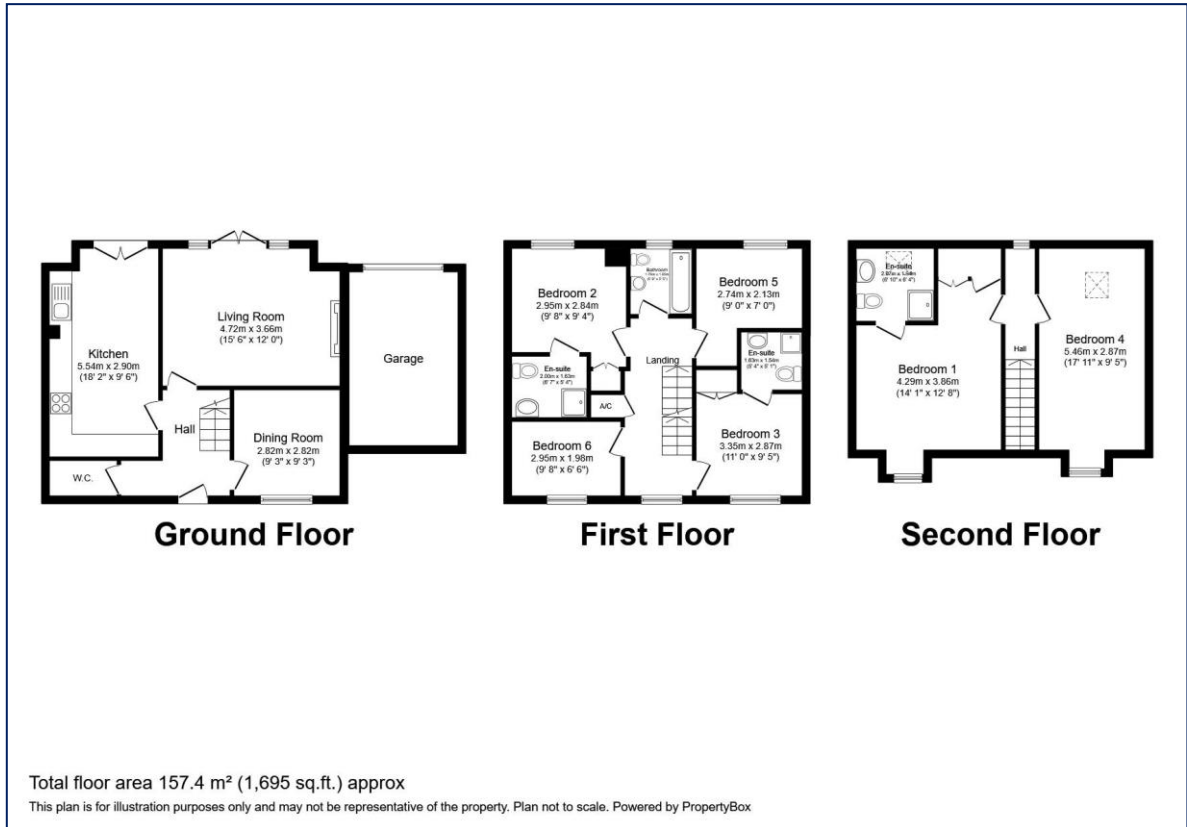
There is FTTP (fiber to the door) internet fitted, provided by BT.

Storage at the side of the house where the Vendor stores kayaks and sheds.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's

