

**Colchester Road  
Wivenhoe  
CO7 9HS  
£180,000 Leasehold**





- OFFERED WITH NO CHAIN
- TWO BEDROOMS
- LOUGE/DINER
- KITCHEN
- OPEN PLAN

- PURPOSE BUILT
- IDEAL FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY
- PARKING
- FIRST FLOOR
- CLOSE TO LOCAL SHOPS, BUSES & UNIVERSITY

Located in the popular area of Wivenhoe is this two bedroom first floor flat.

This property is perfect for first time buyers looking to get on the property ladder or an investor looking to grow their portfolio.

The property welcomes you into an entrance hall with doors leading to two bedrooms, open plan kitchen\lounge\diner and bathroom.

The desirable location of "Upper Wivenhoe" which is ideal for the University and is situated within easy reach of regular bus routes into Colchester Town centre along with Wivenhoe Mainline train Station.

Externally the property offers parking area and Offered with No Chain.

Don't miss out on this amazing opportunity.



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

Entrance door.

#### **HALL**

Doors to:

#### **KITCHEN/LOUNGE/DINER**

22' 0" x 13' 2" (6.70m x 4.01m)

Open Plan with windows to front and side aspects. Range of base and eye level units with worktop inset sink and drainer unit. Space for fridge/freezer.

#### **BEDROOM ONE**

12' 0" x 8' 6" (3.65m x 2.59m)

Window to side aspect.

#### **BEDROOM TWO**

10' 0" x 7' 2" (3.05m x 2.18m)

Window to side aspect.

#### **BATHROOM**

7' 4" x 6' 2" (2.23m x 1.88m)

Panelled bath, low level WC and pedestal sink.

#### **BOILER ROOM**

0' 0" x 6' 2" (0.00m x 1.88m)

#### **EXTERIOR**

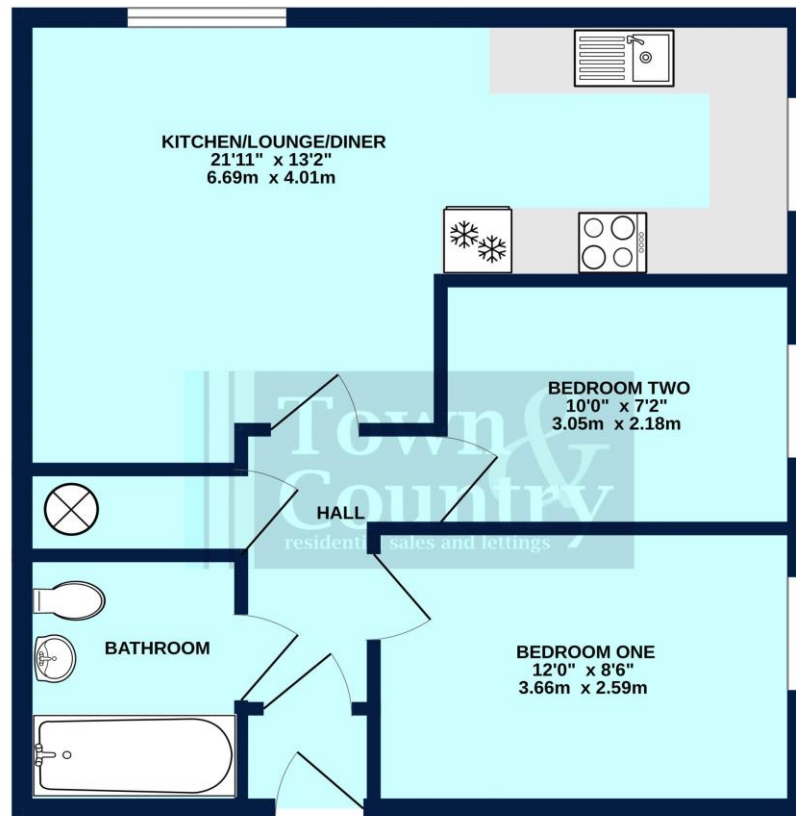
Parking.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

506 sq.ft. (47.0 sq.m.) approx.



BARLEY COURT

TOTAL FLOOR AREA: 506 sq.ft. (47.0 sq.m.) approx.

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