

**Harvey Road, Wivenhoe
CO7 9LH
Guide Price £500,000-£550,000
Freehold**

**Town &
Country**
residential sales and lettings



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- **UNIQUE REFURBISHMENT OPPORTUNITY**
- **FOUR BEDROOM DETACHED HOUSE**
- **RARELY AVAILABLE REQUESTED LOCATION**
- **THREE RECEPTION ROOMS**
- **LARGE PRIVATE GARDEN**
- **TWO STORAGE BUILDINGS & A GARDEN SHED**
- **OFF ROAD PARKING**
- **GARAGE**
- **NO ONWARD CHAIN**

**** UNIQUE REFURBISHMENT OPPORTUNITY - NO CHAIN ****

This is an ideal opportunity to purchase a spacious, detached house in a highly sought-after location, within walking distance to the train station, schools and local shops. This property is truly a gem awaiting a touch of modernisation to transform into a wonderful family home.

The house benefits from three reception rooms, offering fabulous space for entertaining guests or for a family to spread out and enjoy. Whether you wish to create a formal dining area, a cosy living room or a dedicated playroom for the children, these versatile spaces can cater to your needs. In addition, the impressive four double bedrooms, all of which come with built-in wardrobes. The first and second bedrooms are notably spacious, providing ample room for a comfortable family living.

The property also features a kitchen, ready to be transformed into the heart of the home, with some refurbishment and possible remodelling, with its potential, this kitchen can become a spot where family members gather to share meals and make memories. Furthermore, this house accommodates two bathrooms, providing convenience for a large family or when hosting guests.

This property is an ideal opportunity for families looking to make a home in a desirable location. With some updating and personal touches, it will certainly become a truly remarkable place to live. It's not just a house, it's the start of a new chapter filled with endless possibilities.

Your dream home is just a viewing away.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Partially glazed wooden front door, carpet flooring, wall mounted lights, radiator, under stairs storage cupboard.

LOUNGE

20' 4" x 11' 10" (6.19m x 3.60m)

Windows to front, side and rear aspects, tiled floor, two centre lights, two radiators, feature fireplace.

DINING ROOM

10' 11" x 9' 4" (3.32m x 2.84m)

Window onto conservatory, tiled flooring, centre light, radiator, serving hatch to kitchen.

CONSERVATORY

12' 8" x 12' 5" (3.86m x 3.78m)

Windows to three aspects, French doors to patio, tiled flooring, wall mounted lights, radiator.

KITCHEN

12' 9" x 11' 6" (3.88m x 3.50m)

Window to rear aspect, door to side passage, vinyl flooring, centre light, radiator. Wall and base units with worktop inset 1½ bowl stainless steel sink unit, space for cooker, larder.

CLOAKROOM

5' 0" x 2' 6" (1.52m x 0.76m)

Obscured window to front aspect, centre light, low level WC, tiled walls.



GARDEN ROOM

13' 5" x 9' 11" (4.09m x 3.02m)

Windows to front, side and rear aspects. Door to garden.

FIRST FLOOR LANDING

Window to front aspect, carpet flooring, centre light, radiator. Airing cupboard housing the boiler, storage cupboard.

PRINCIPAL BEDROOM

20' 7" x 12' 0" (6.27m x 3.65m)

Dual aspect windows to front and rear aspects, wood flooring, centre light, radiator, two built in wardrobes.

BEDROOM TWO

15' 9" x 10' 10" (4.80m x 3.30m)

Window to rear aspect, wood flooring, centre light, radiator, built in wardrobe.

BEDROOM THREE

10' 10" x 9' 5" (3.30m x 2.87m)

Window to rear aspect, wood flooring, centre light, radiator, built in shelving.

BEDROOM FOUR

9' 11" x 9' 0" (3.02m x 2.74m)

Window to rear aspect, wood flooring, centre light, radiator, built in shelving.

BATHROOM

8' 7" x 6' 3" (2.61m x 1.90m)

Obscured window to front aspect, wood flooring, centre light, radiator. Panelled bath, separate shower enclosure, pedestal wash hand basin, partially tiled walls, loft access hatch.

WC

8' 7" x 2' 11" (2.61m x 0.89m)

Obscured window to front aspect, vinyl flooring, centre light. Low level WC and wall mounted hand basin, partially tiled walls.

EXTERIOR

FRONT

Dwarf brick wall with hedging, mature trees and shrubs, off road parking, garage, side access to rear.

REAR

Laid to lawn with mature trees and shrubs to borders, vegetable patch, patio area, garden shed, greenhouse, two storage buildings.

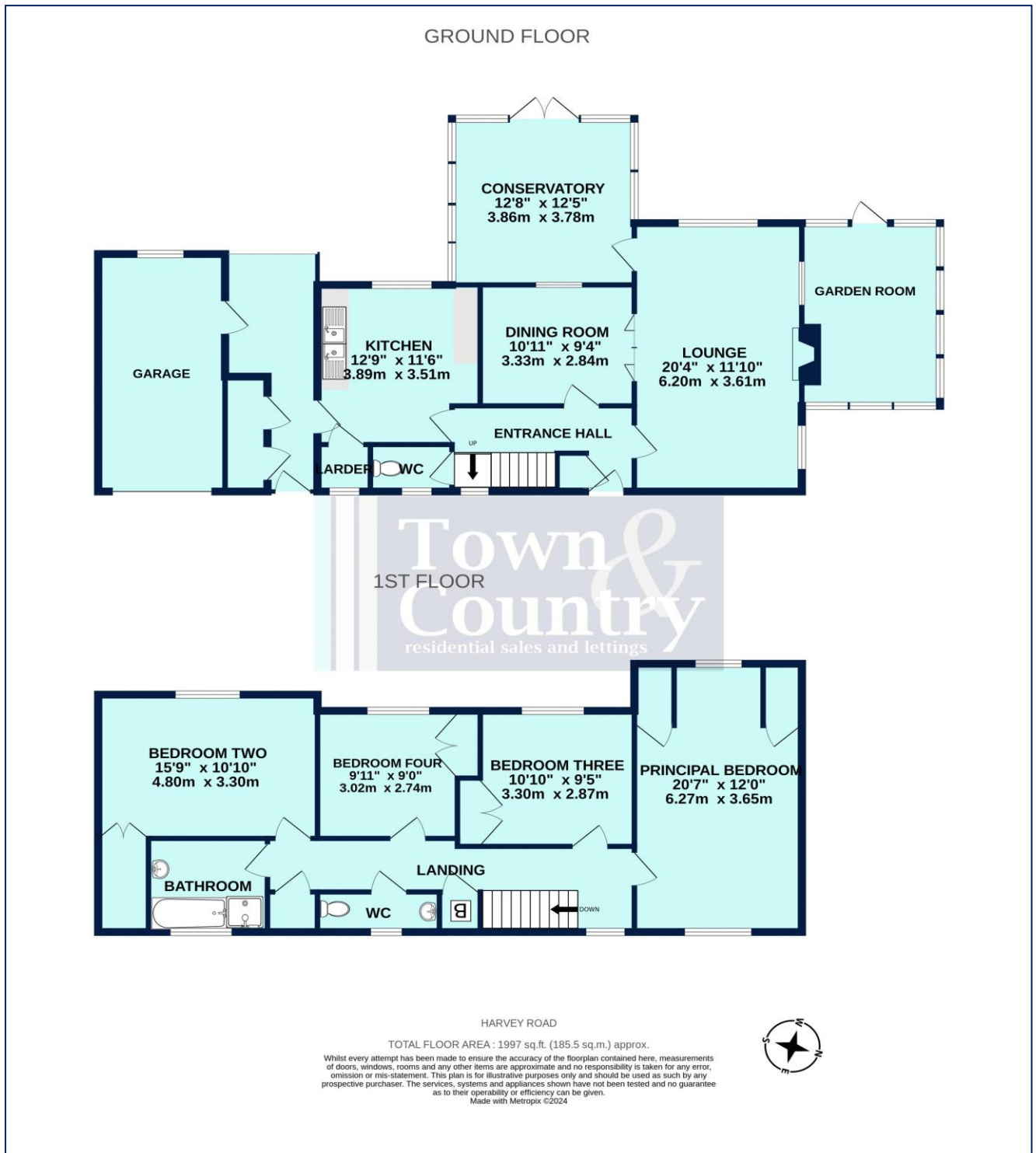








Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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