

**Old Ferry Road, Wivenhoe  
CO7 9SW  
Guide Price £400,000**

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- LOWER WIVENHOE LOCATION
- THREE BEDROOMS
- LOUNGE
- OPEN PLAN DINING ROOM
- CONTEMPORARY KITCHEN

- DOWNSTAIRS CLOAKROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- FAMILY BATHROOM
- OFF ROAD PARKING AND GARAGE
- WALKING DISTANCE TO TRAIN STATION & WATERFRONT

**\*\* LOWER WIVENHOE - WALKING DISTANCE TO TRAIN STATION \*\***

This outstanding family home is perfectly set in the sought-after lower Wivenhoe location within minutes walk of the mainline station which has fast links to London Liverpool Street and the beautiful Wivenhoe Quay and amenities.

You will be delighted as soon you step over the threshold of this stylish three-bedroom semi-detached house, the open plan ground floor features a lounge opening onto the dining room with a modern serving hatch connecting to the contemporary fitted kitchen, a cloakroom completes the ground floor.

The first floor comprises of two double bedrooms, with a En-suite to the Principal, a spacious single and a family bathroom.

The south west facing rear garden is laid to lawn with a decking area. To the front there is off road parking and a garage.



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

Composite entrance door, solid Oak wood flooring, centre light, radiator, stairs to first floor landing.

#### **LOUNGE**

15' 5" x 13' 7" (4.70m x 4.14m)

Window to front aspect, solid Oak wood flooring, centre light, two radiators. Feature fireplace with granite hearth inset gas fire, storage cupboard.

#### **DINING ROOM**

11' 6" x 8' 1" (3.50m x 2.46m)

French doors leading to rear garden, two windows to rear aspect, solid Oak wood flooring, centre light, radiator, modern serving hatch from kitchen.

#### **KITCHEN**

11' 5" x 7' 11" (3.48m x 2.41m)

Window to rear aspect, tiled flooring, inset spot lights. Range of wall and base units in white gloss with contrasting black worktop, breakfast bar. Tiled splashback, 5 ring gas hob, with extractor over, integrated eye level electric oven, dishwasher and 1½ bowl stainless steel sink/drain. Space for fridge/freezer and washing machine.

#### **CLOAKROOM**

5' 2" x 2' 9" (1.57m x 0.84m)

Obscured window to side aspect, solid Oak wood flooring, inset spot lights, radiator. Low level WC, wall mounted hand basin with tiled splash back.



### **FIRST FLOOR LANDING**

Window to side aspect, carpet flooring, centre light, airing cupboard, loft access hatch (loft is boarded with light & ladder).

### **PRINCIPAL BEDROOM**

12' 7" x 9' 6" (3.83m x 2.89m)

Window to front aspect, carpet flooring, centre light, radiator, built in double wardrobe.

### **EN-SUITE**

4' 6" x 4' 8" (1.37m x 1.42m)

Tiled flooring, inset spot lights. Shower enclosure, wall mounted WC, counter top wash hand basin, heated towel rail. partially tiled walls.

### **BEDROOM TWO**

9' 9" x 8' 10" (2.97m x 2.69m)

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

### **BEDROOM THREE**

9' 6" x 6' 9" (2.89m x 2.06m)

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

### **FAMILY BATHROOM**

6' 4" x 6' 2" (1.93m x 1.88m)

Obscured window to rear aspect, tiled flooring, inset spot lights. Panelled bath with Rainfall shower over, low level WC, counter top wash hand basin, partially tiled walls, heated towel rail.

**EXTERIOR**

**FRONT**

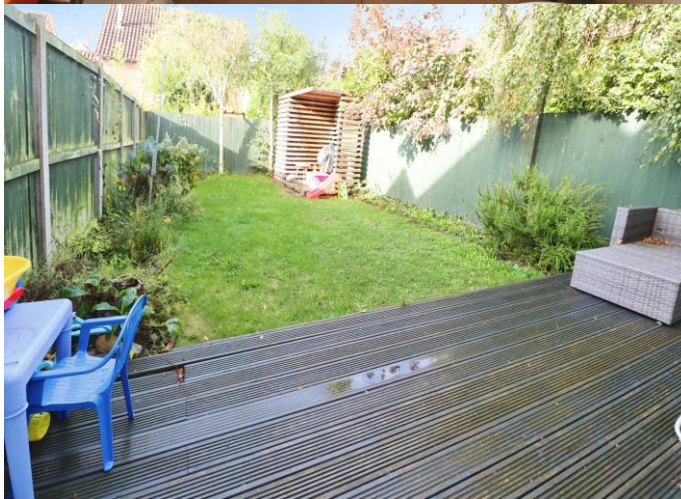
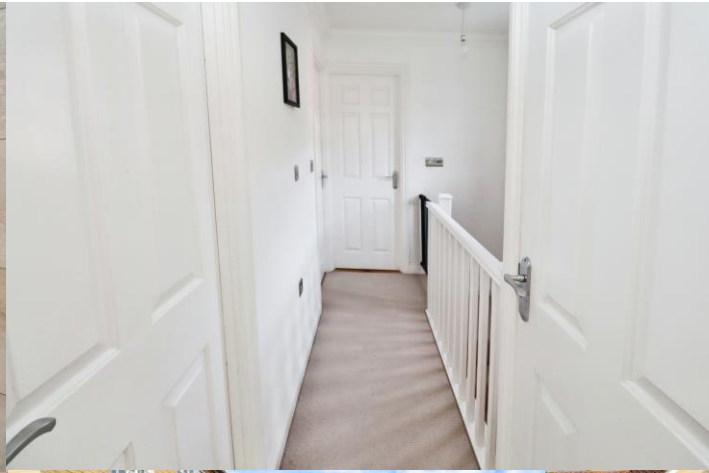
Block paved drive for off road parking, garage with power and light with an up and over door to front.

**REAR**

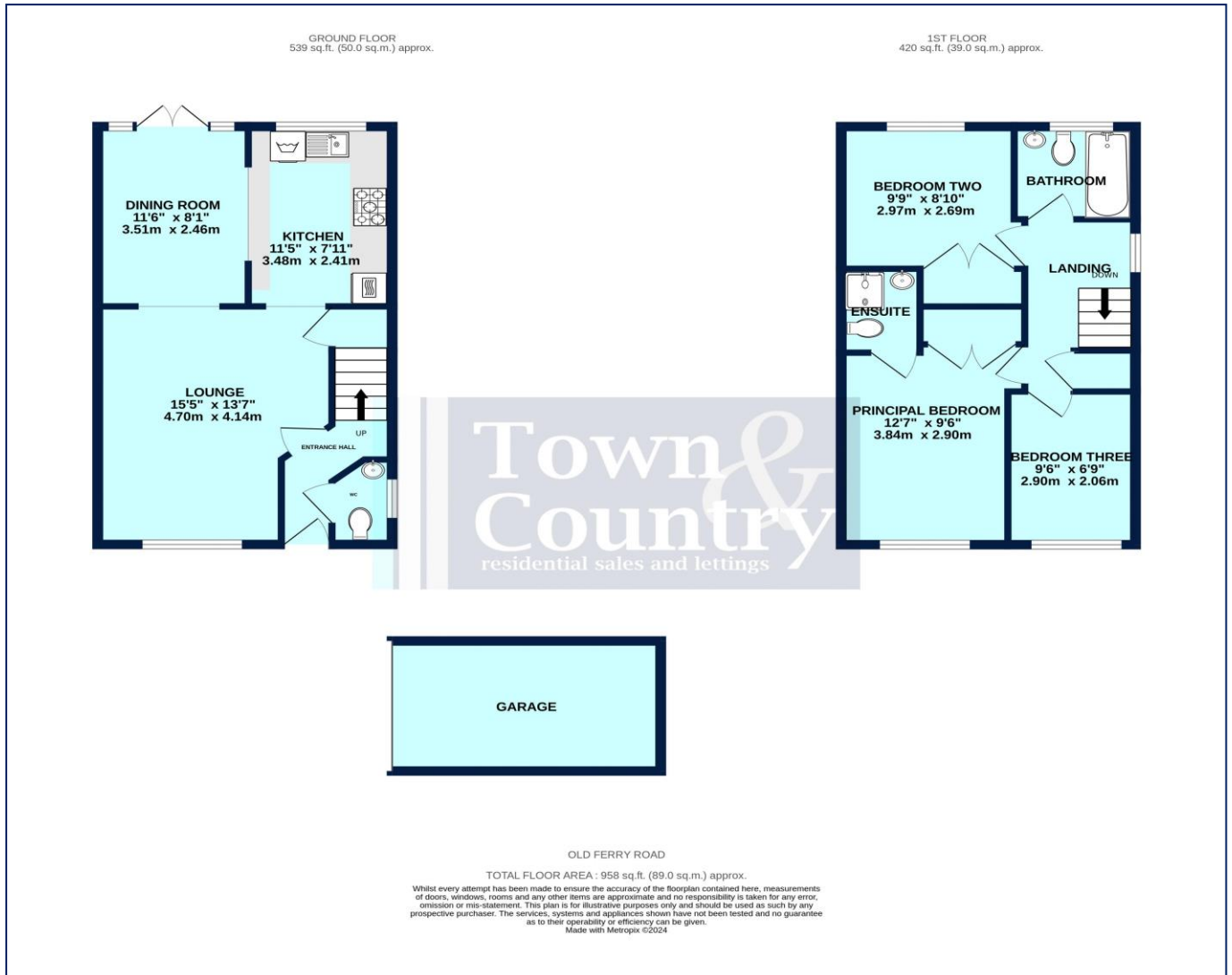
South/West facing garden laid to lawn enclosed by privacy fencing. Raised decking area, hard standing for shed, timber cladded storage unit, two silver birch trees and shrubs.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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