

**Claremont Road, Wivenhoe
CO7 9NU
£395,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- **FOUR BEDROOM FAMILY HOME**
- **SPACIOUS LOUNGE**
- **SEPARATE DINING ROOM**
- **FITTED KITCHEN**
- **DOWNSTAIRS CLOAKROOM**
- **FAMILY BATHROOM**
- **MATURE GARDEN**
- **OFF ROAD PARKING**
- **GARAGE**
- **WALKING DISTANCE TO TRAIN STATION & LOCAL SHOPS**

**** FOUR BEDROOM FAMILY HOME ****

Located within walking distance to the train station and waterfront, this attractive four-bedroom semi-detached house presents an excellent opportunity for families seeking a well-maintained spacious home.

Upon entering the property, you are greeted by a practical hallway and modern cloakroom, there are two spacious reception rooms, the large lounge and dining room offer versatile living and entertaining options, perfect for family gatherings or relaxation. The fitted kitchen, which overlooks the mature garden, provides ample workspace and storage, making meal preparation a pleasure.

The first floor boasts four well-proportioned bedrooms, two of which incorporate built-in wardrobes and the family bathroom.

Outside there is off road parking with a garage, to the rear the mature garden is a quiet and tranquil setting for complete relaxation.

This inviting home is ideal for families, benefiting from its proximity to the train station, local amenities, schools and University



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

uPVC partially glazed entrance door, vinyl flooring, centre light.

LOUNGE

17' 0" x 16' 9" (5.18m x 5.10m)

Window to front aspect, carpet flooring, centre light, two radiators, feature fireplace, stairs to first floor landing.

DINING ROOM

12' 5" x 8' 8" (3.78m x 2.64m)

Patio doors to rear garden, carpet flooring, centre light, radiator.

KITCHEN

12' 6" x 8' 0" (3.81m x 2.44m)

Window to rear aspect, door to side, vinyl flooring, centre light. Range of wall and base units with contrasting worktop, 1½ bowl stainless steel sink/drain, space for cooker (with extractor above), washing machine, dishwasher, fridge/freezer, storage cupboard, partially tiled walls.

CLOAKROOM

5' 2" x 2' 11" (1.57m x 0.89m)

Obscured window to front aspect, vinyl flooring, centre light. Low level WC and vanity sink unit, partially tiled walls.



FIRST FLOOR LANDING

Carpet flooring, centre light, loft access hatch.

BEDROOM ONE

13' 9" x 10' 0" (4.19m x 3.05m)

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

BEDROOM TWO

8' 9" x 6' 11" (2.66m x 2.11m)

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

BEDROOM THREE

9' 7" x 6' 5" (2.92m x 1.95m)

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

BEDROOM FOUR

8' 8" x 8' 8" (2.64m x 2.64m)

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

FAMILY BATHROOM

7' 0" x 5' 8" (2.13m x 1.73m)

Obscured window to side aspect, vinyl flooring, centre light. Panelled bath with shower over and shower screen, low level WC and pedestal wash hand basin, heated towel rail, fully tiled walls.

EXTERIOR

FRONT

Laid to lawn, block paved drive, garage with power and electric, access to rear.

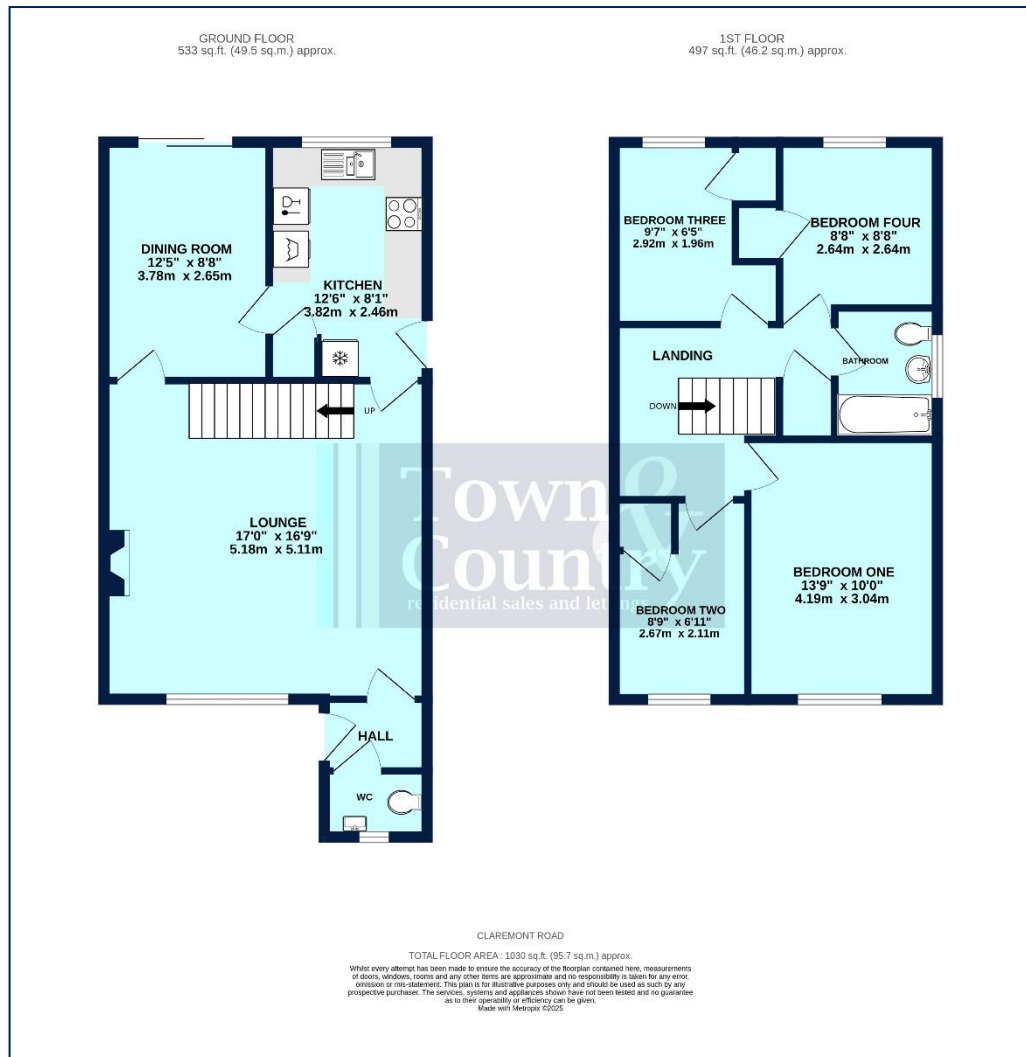
REAR

Patio, laid to lawn with mature trees and shrubs.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	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