

**Queens Road, Wivenhoe  
CO7 9JH  
£250,000 Freehold**

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- **TWO/THREE BEDROOM COTTAGE - NO CHAIN**
- **KEENLY PRICED**
- **LOWER WIVENHOE**
- **TWO DOUBLE BEDROOMS**
- **STUDY/DRESSING ROOM (off the 2nd bedroom)**
- **OPEN PLAN LOUNGE/DINING ROOM**
- **KITCHEN & BATHROOM**
- **MINUTES TO THE QUAYSIDE AND TRAIN STATION**
- **SOUTH FACING GARDEN**
- **MILLFIELDS SCHOOL CATCHMENT**

**\*\* PERFECT FIRST TIME BUY - LOWER WIVENHOE - TWO DOUBLE BEDROOM COTTAGE WITH A STUDY DRESSING ROOM \*\***

This charming cottage in Lower Wivenhoe is KEENLY PRICED TO SELL with NO CHAIN.

This brilliantly located home would be an ideal first time purchase.

The open plan lounge/dining room benefits from two handy storage cupboards and is a light and airy room with windows both front and back, allowing for lots of natural light. The kitchen and bathroom located to the back of the house would benefit from a light refurbishment.

Outside you have a south facing garden which is mainly grassed - An ideal spot for the up and coming summer BBQ season!

Located just minutes' walk from the Quay and the train station as well as local shops and bus routes, PLUS this cottage sits in the catchment area of the renowned MILLFIELDS PRIMARY SCHOOL  
TRADITIONAL VICTORIAN COTTAGE IN A PRIME LOWER WIVENHOE LOCATION.



The accommodation with approximate room sizes are as follows:

#### **LOUNGE/DINER**

22' 5" x 12' 1" (6.83m x 3.68m)

A bright family room which is configured as an open plan lounge/dining room. with sash window to front and a further window overlooking the garden. Gas feature fireplace (not tested), two storage cupboards, laminate flooring, radiator. Stairs to first floor landing. Step down to:

#### **KITCHEN**

8' 0" x 5' 7" (2.44m x 1.70m)

Window to side. Range of kitchen units, stainless steel sink unit, space for cooker and plumbing for washing machine.

#### **LOBBY**

Door to side leading to the garden, space for fridge/freezer.

#### **BATHROOM**

Window to side. Panelled bath with wall mounted shower, low level WC and pedestal wash hand basin.



## **FIRST FLOOR LANDING**

Doors leading to:

### **BEDROOM ONE**

12' 0" x 11' 0" (3.65m x 3.35m)

Window to front.

### **BEDROOM TWO**

11' 0" x 9' 2" (3.35m x 2.79m)

Window to rear overlooking the rear garden, built-in wardrobe, Step down to:

### **DRESSING ROOM/STUDY**

7' 11" x 5' 6" (2.41m x 1.68m)

Currently used as storage room but would make an ideal work from home study or dressing room. Window to side, wall mounted, gas boiler.

## **EXTERIOR**

### **FRONT**

Gated access, retaining low level brick wall with pathway leading to entrance door.

### **REAR**

South facing garden being mainly lawn with patio area. Side gate (access over neighbouring property). Shed to remain.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection/s. Powered by [www.Propertybox.in](http://www.Propertybox.in)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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