Lammas Way, Wivenhoe
CO7 9HD
Guide Price £285,000-£295,000
Freehold







9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **WIVENHOE LOCATION**
- **CHAIN FREE**
- **SEMI-DETACHED HOUSE**
- **TWO STOREY REAR EXTENSION**
- **THREE/FOUR BEDROOMS**
- **SEPARATE DINING AREA**
- **MODERNISATION & REFURBISHMENT REQUIRED**
- **GARAGE**
- **DRIVEWAY FOR OFF ROAD PARKING**
- **CLOSE TO A LOCAL SHOPPING PARADE**

** CHAIN FREE**

AN EXTENDED SEMI-DETACHED HOUSE WITH VERSATILE ACCOMMODATION RIPE FOR MODERNISATION AND REFURBISHMENT Wivenhoe, Wivenhoe, Wivenhoe

A fabulous opportunity to acquire this circa1960's family home located in a Cul-de-position close to a local shopping parade in the very popular, frequently requested town with its schooling, pubs/restaurants, shops, picturesque waterfront and the all important main line railway station with its service along the A12 corridor to London's Liverpool Street Station.

As previously mentioned, the accommodation will need to be brought up to modern day standards but along with the existing two story addition, would ideally suit a buyer looking to stamp their identity on to a blank canvass.

The accommodation on the ground floor comprises of entrance hall, living room, kitchen, dining area, and bedroom three/office.

The first floor leads from the landing with two further bedrooms and bathroom and a further room which can be used as a fourth bedroom or dressing room.

Outside the front garden is open plan with ample off road parking and garage. The rear garden extends to approximately 37ft.

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL
6' 0'' x 5' 7'' (1.83m x 1.70m)
Double glazed entrance door and side panel. Staircase to first floor landing, radiator.

LIVING ROOM
14' 11'' x 11' 6'' (4.54m x 3.50m)
Double glazed window to front elevation, wall mounted gas fire (not tested), radiator.

KITCHEN
13' 0'' x 8' 6'' (3.96m x 2.59m)
Stainless steel single drainer sink unit with cupboards under. Range of floor standing cupboards, drawers and wall mounted matching cupboards. Built-in airing cupboard, built-in storge cupboard under stairs. Space for fridge, space for freezer, space for cooker. Filter hood over cooker area, built-in pantry cupboard, radiator.

DINING AREA
13' 8'' x 7' 4'' (4.16m x 2.23m)
Double glazed windows to rear and side elevations. Double glazed door to rear garden, radiator.

BEDROOM THREE/OFFICE
10' 4'' x 6' 1'' (3.15m x 1.85m)
Double glazed window to side and rear elevations. Built-in storage cupboard, radiator.




FIRST FLOOR LANDING
Access to loft space and doors to:

BEDROOM ONE
11' 7'' x 11' 6'' (3.53m x 3.50m)
Double glazed window to front elevation, fitted cupboards, radiator.

BEDROOM TWO
11' 11'' x 8' 4'' (3.63m x 2.54m)
Double glazed window to side elevation, radiator.

BEDROOM FOUR/DRESSING ROOM
13' 6'' x 7' 3'' (4.11m x 2.21m)
Double glazed window to rear elevation, radiator.

FAMILY BATHROOM
Double glazed frosted window to side elevation. Low level WC, wash hand basin with vanity cupboard under and panel bath with shower unit over and tiled walls, radiator.

FRONT GARDEN
Open plan laid mainly to lawn. Off road parking with concrete driveway and access to garage.

GARAGE
17' 8'' x 8' 6'' (5.38m x 2.59m)
Double wooden doors, window to garden, power and lighting.

REAR GARDEN
Extending to approximately 37ft. Laid mainly to lawn, paved area and aluminium greenhouse.

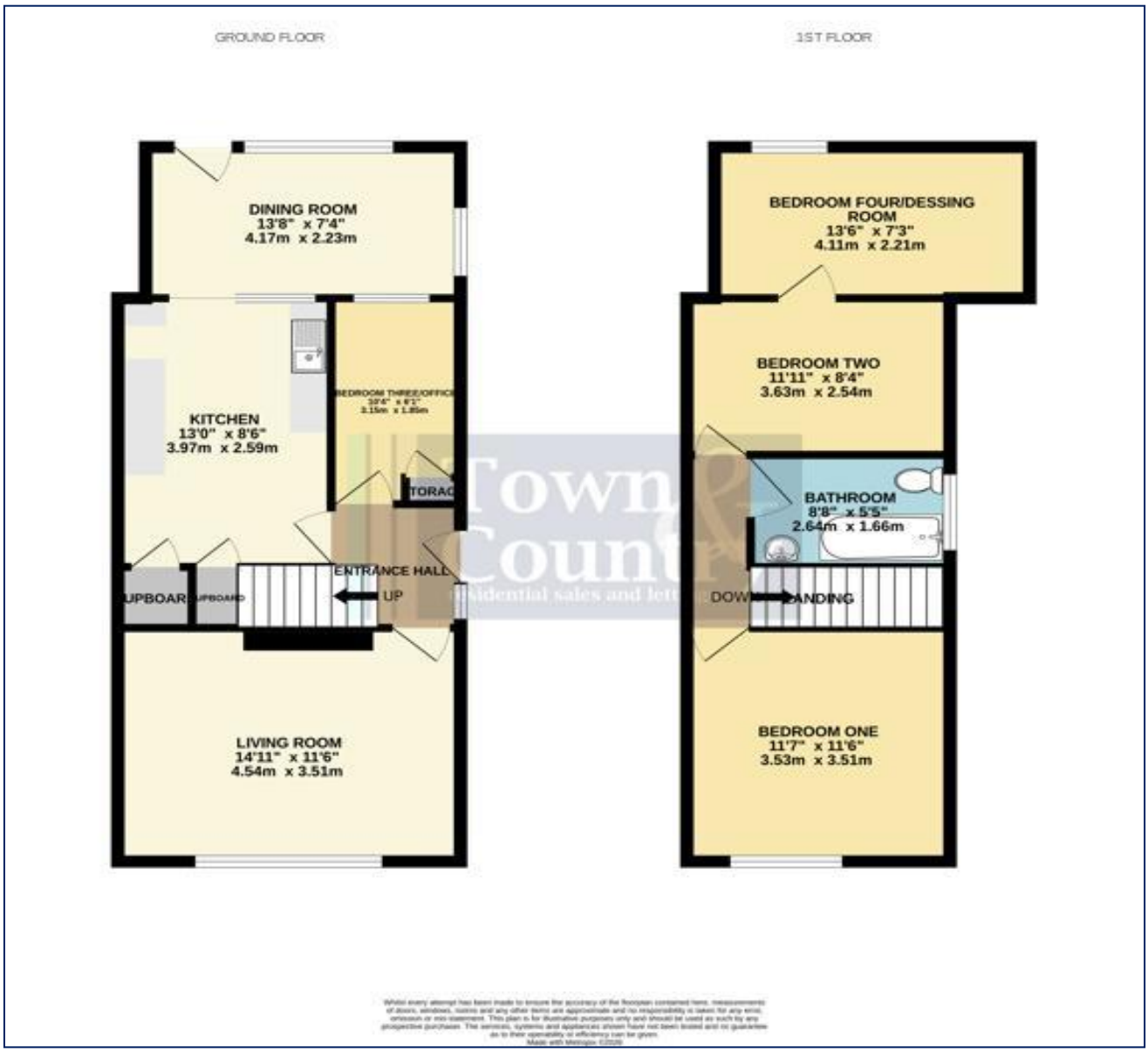
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