

**Heath Road, Wivenhoe
CO7 9PX
£310,000 Freehold**

Town & Country
residential sales and lettings



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



- CHAIN FREE
- SEMI-DETACHED
- THREE BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN

- CONSERVATORY
- CLOSE TO SHOPPING PARADE
- OFF ROAD PARKING
- GARAGE
- ACCESS TO SHOPS, SCHOOLING, WATERFRONT AND STATION

****WIVENHOE WIVENHOE WIVENHOE****

A great opportunity to acquire this generous three bedroom semi-detached house situated in a favourable location on this popular established development just a short walk to Broomgrove Infant and Primary School.

Wivenhoe is a well known reputed town just outside Colchester with an abundance of shops, restaurant/pubs, the picturesque quayside and that all important mainline railway station with its commuting opportunities to Colchester and London Liverpool Street Station.

The property has gas central heating, double glazing and, as an addition, an entrance porch and conservatory.

A certain degree of modernisation may be required to make this a great family home.



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

6' 3" x 4' 3" (1.90m x 1.29m)

Part glazed entrance door, frosted glazed window to front elevation. Built-in storage cupboard, tiled flooring.

ENTRANCE HALLWAY

9' 8" x 7' 3" (2.94m x 2.21m)

Frosted glazed door and side panel. Stair case to first floor landing, built-in understairs storage cupboard, radiator.

KITCHEN

10' 7" x 10' 1" (3.22m x 3.07m)

Recessed lighting, double glazed bow style window to front elevation. Inset one and a quarter bowl sink unit with mixer tap and cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops and wall mounted matching cupboards. Stainless steel filter hood over oven/cooker area, space for washing machine, space for fridge/freezer. Tiled flooring, radiator.

LOUNGE/DINER

17' 10" x 12' 9" (5.43m x 3.88m)

Stone fire surround with adjacent plinths and inset coal effect gas fire, two radiators. Double glazed patio doors to conservatory.

CONSERVATORY

9' 11" x 7' 1" (3.02m x 2.16m)

Poly carbonate style roofing, double glazed to three elevations, double glazed French doors to garden, power connected and tiled flooring.



BEDROOM ONE

12' 4" x 9' 4" (3.76m x 2.84m)

Double glazed window to rear elevation, radiator.

BEDROOM TWO

12' 7" x 8' 1" (3.83m x 2.46m)

Double glazed window to rear elevation, radiator.

BEDROOM THREE

10' 7" x 7' 5" (3.22m x 2.26m)

Double glazed window to front elevation, radiator. Bulkhead storage cupboard.

BATHROOM

7' 7" x 6' 10" (2.31m x 2.08m)

Double glazed frosted window to side elevation, drop light switch. Pedestal wash hand basin and panel bath with mixer tap and hand grips. Built-in boiler cupboard housing wall mounted gas boiler, heated towel radiator.

SEPARATE WC

4' 0" x 2' 6" (1.22m x 0.76m)

Double glazed frosted window to side elevation, drop light switch and low level WC.

FRONT GARDEN

Open plan with patterned concrete hard standing, ideal for parking. Shared access to garage to rear.

REAR GARDEN

Paved area, laid mainly to stones and shingle for easy maintenance and chipped slate flower beds. Storage area to rear of garage, side access.

GARAGE

Up and over door, power and lighting connected, window to side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.

1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2026

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 impression or plans of the property.