

NP NICHOLAS
PERCIVAL

For Sale. 93 Richard Avenue

Wivenhoe, Colchester, Essex CO7 9HY

Incorporating **BS** BIRCHALL
STEEL





93 Richard Avenue, Wivenhoe, Colchester, Essex CO7 9HY

Offered with No Onward Chain, is this two bedroom home located in the popular waterfront town of Wivenhoe near Colchester Essex. The property provides the new owners the opportunity to enhance the existing dwelling to suit their own requirements and tastes.

The Property

A storm porch welcomes you to the property which opens to the spacious lounge / dining room leading through to the kitchen. The kitchen features an integrated double oven, four ring gas hob and accompanying extractor hood. Space is provided for undercounter appliances. Ample storage is provided by a good array of cupboards and drawers.

Ascending the stairs to the first floor the principal bedroom is to the rear of the property, with the guest double to the front. The family bathroom completes the internal accommodation featuring a bath with electric shower, pedestal hand basin and wc.

Outside

To the front of the property there is off-road driveway parking for at least two vehicles. To the rear the enclosed garden features a covered concrete terrace. The garden is mainly laid to lawn with mature beds and borders.









Location.

93 Richard Avenue, Wivenhoe, Colchester, Essex

Sat-Nav Ref: **CO7 9HY**

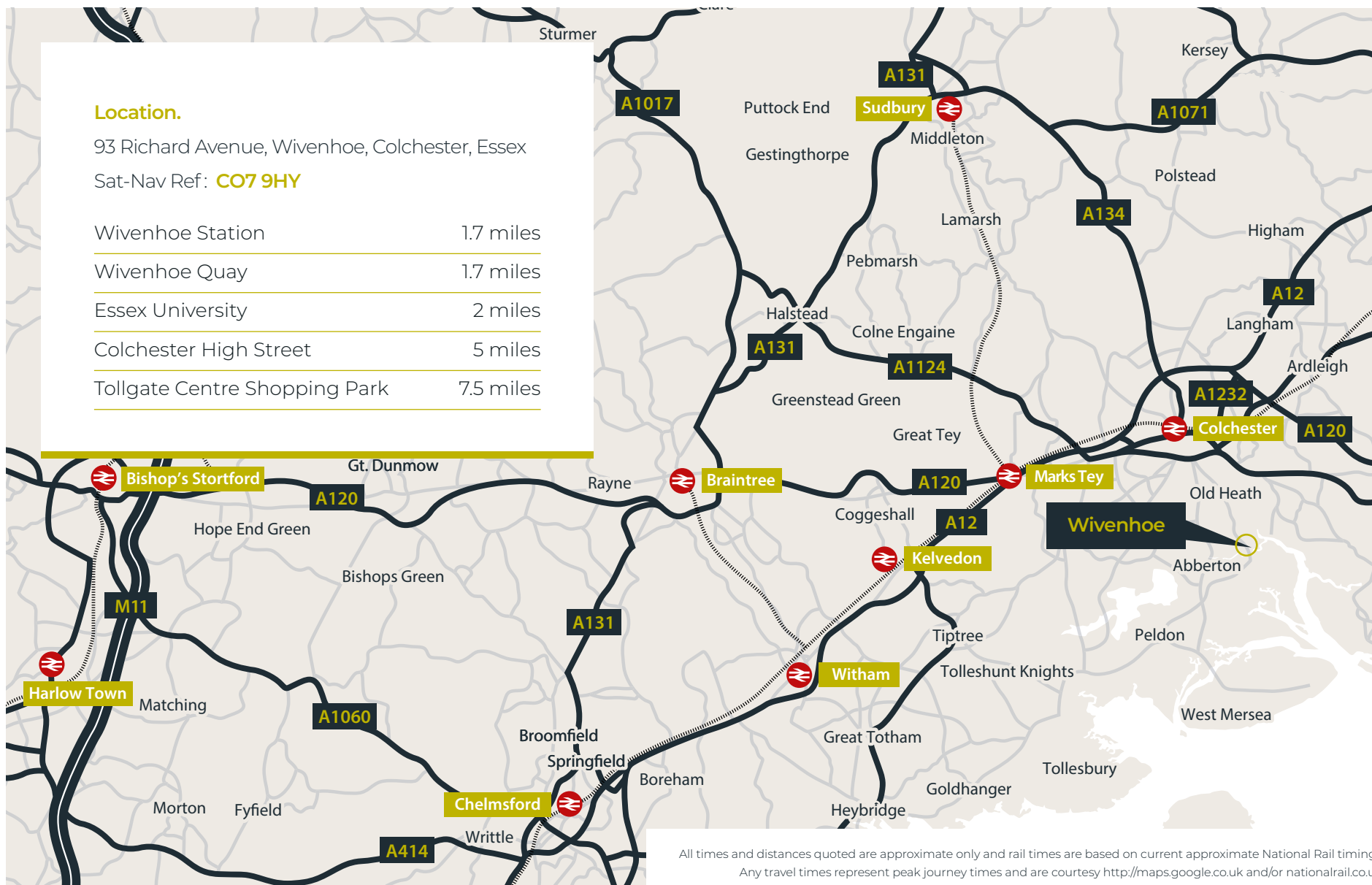
Wivenhoe Station 1.7 miles

Wivenhoe Quay 1.7 miles

Essex University 2 miles

Colchester High Street 5 miles

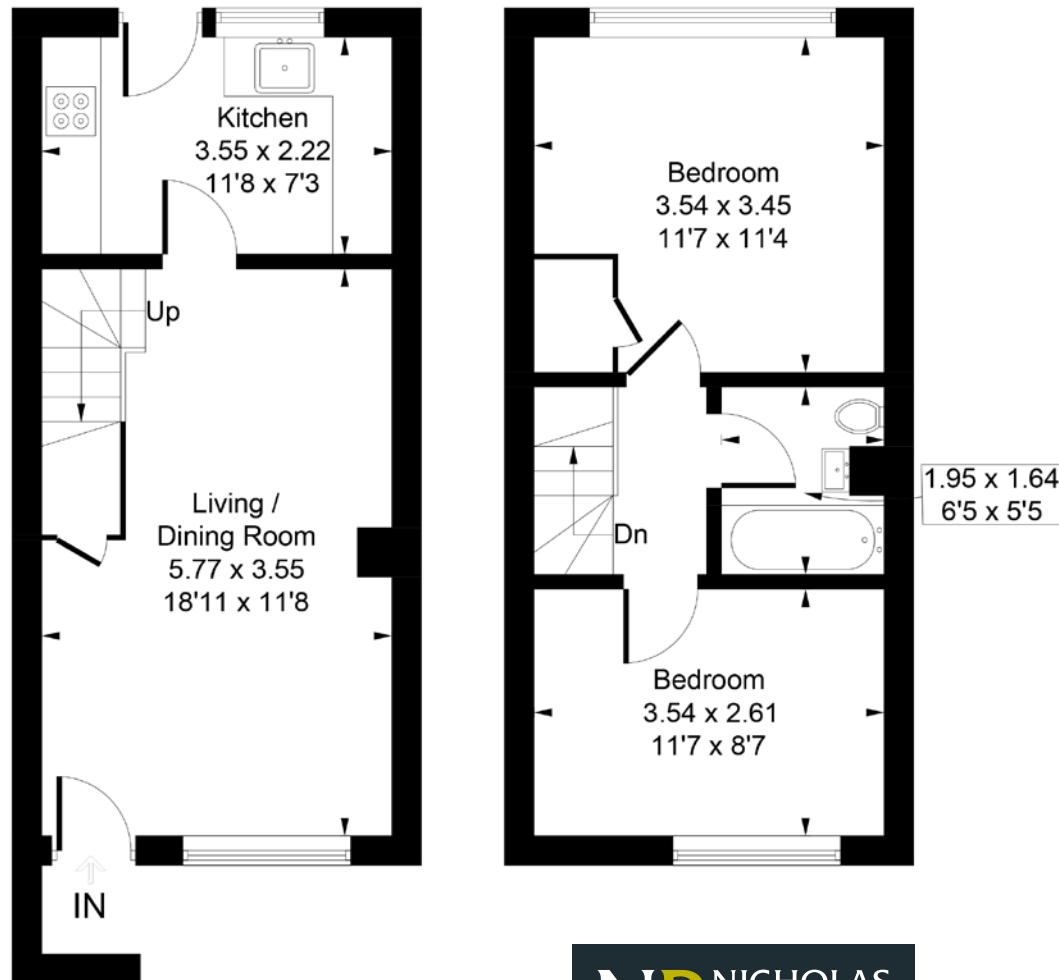
Tollgate Centre Shopping Park 7.5 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk

**93 Richard Avenue, Wivenhoe,
Colchester, Essex CO7 9HY**

Approximate Gross Internal Area = 622 sq ft/ 57.8 sqm



Location

Wivenhoe is a thriving, picturesque, historic town situated on the banks of the tidal River Colne, (close to the historic city of Colchester), the town is known for its rich maritime history and artistic community. The oldest part of Wivenhoe features narrow, winding streets lined with timber-framed houses, whilst the quay is a peaceful spot to view passing watercraft. There are a number of popular eateries and public houses, whilst the train station provides direct access to London Liverpool Street.

The vibrant city centre of Colchester is just a short drive away, offering historic charm and cultural attractions. Wivenhoe offers the perfect balance between modern living and a relaxed, community-focused lifestyle.

Agents Notes

- Tenure Freehold
- Gas Central Heating
- EPC C
- Council Tax Band B
- Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.
- Other charges such as solicitors' fees and removal costs will also need to be considered.

Viewing is strictly by appointment with the Sole Selling Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.