

**Lammas Way, Wivenhoe  
CO7 9HD  
Offers in the Region Of £305,000  
Freehold**





- 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 circa 1960'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.



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 storage 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.





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.