



West Street, Wivenhoe

Guide Price **£325,000**

A charming Victorian cottage in the very heart of Wivenhoe, just a stone's throw from the River Colne and the vibrant High Street. Timber-clad and full of character, this three-bedroom home offers over 1,100 sq. ft. of space and is ready for someone to update and make their own.

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Tenure: Freehold

Property Type: Semi Detached House

- Chain Free
- Characterful Victorian Cottage (Unlisted)
- Potential to add value
- Lower Wivenhoe Location
- Moments From River
- Three Double Bedrooms
- Private Rear Garden
- Just moments from Wivenhoe Station

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Further Information

Tenure - Freehold

Construction - Timber

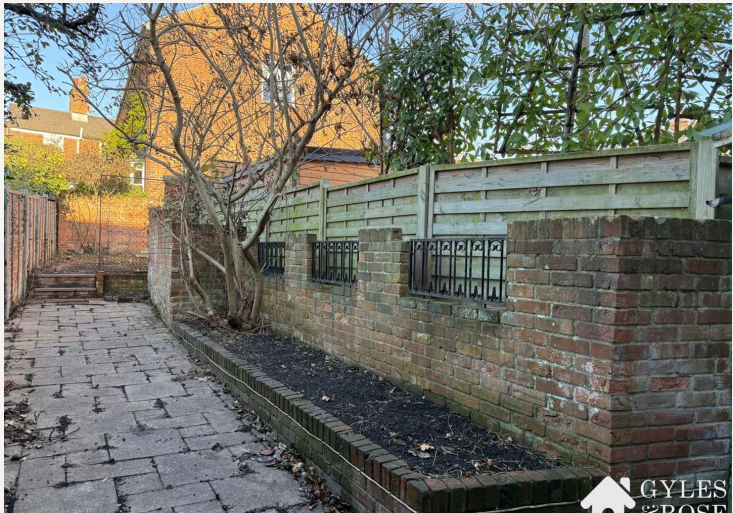
Council Tax - Colchester Band D

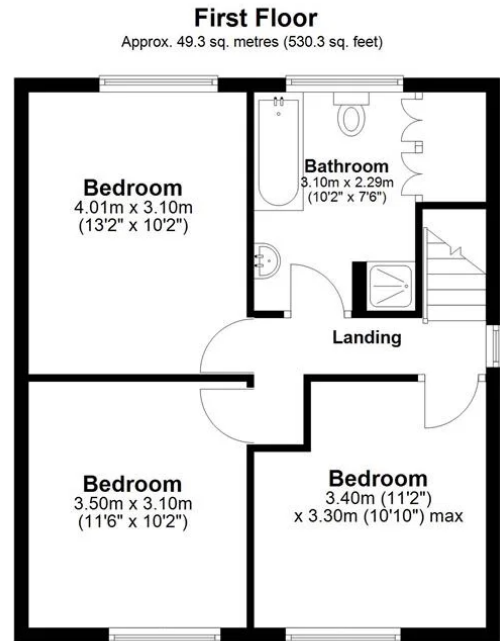
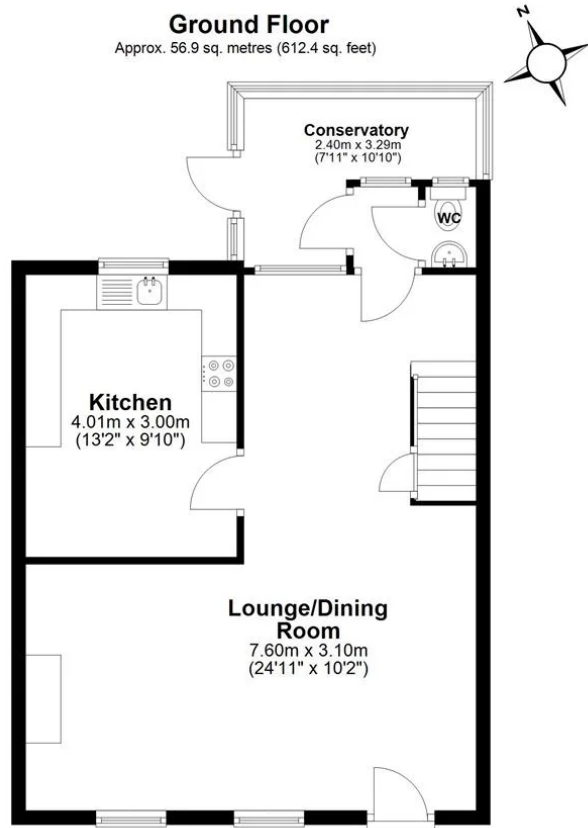
Mains Gas, Water, Electricity and Sewage

Conservation Area - Wivenhoe

Sellers Position - Chain Free







Total area: approx. 106.2 sq. metres (1142.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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