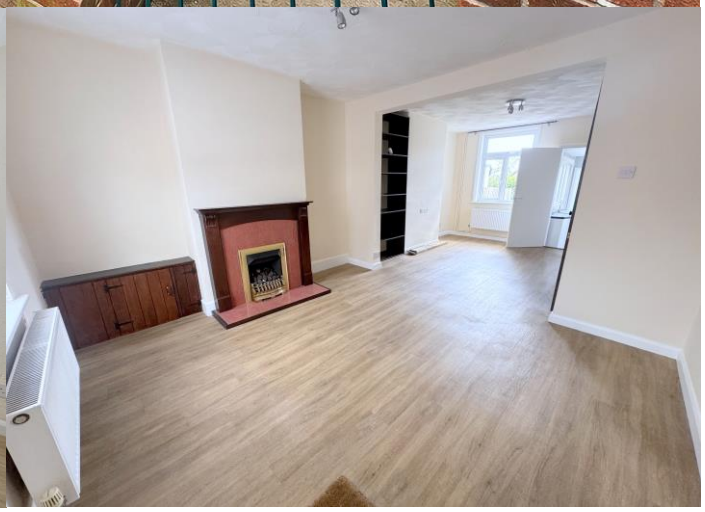
Queens Road, Wivenhoe
CO7 9JH
£250,000 Freehold

Town & Country
residential sales and lettings







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





- **TWO/THREE BEDROOM COTTAGE - NO CHAIN**
- **KEENLY PRICED**
- **LOWER WIVENHOE**
- **TWO DOUBLE BEDROOMS**
- **STUDY/DRESSING ROOM (off the 2nd bedroom)**
- **OPEN PLAN LOUNGE/DINING ROOM**
- **KITCHEN & BATHROOM**
- **MINUTES TO THE QUAYSIDE AND TRAIN STATION**
- **SOUTH FACING GARDEN**
- **MILLFIELDS SCHOOL CATCHMENT**

** PERFECT FIRST TIME BUY - LOWER WIVENHOE - TWO DOUBLE BEDROOM COTTAGE WITH A STUDY DRESSING ROOM **

This charming cottage in Lower Wivenhoe is KEENLY PRICED TO SELL with NO CHAIN.

This brilliantly located home would be an ideal first time purchase.

The open plan lounge/dining room benefits from two handy storage cupboards and is a light and airy room with windows both front and back, allowing for lots of natural light. The kitchen and bathroom located to the back of the house would benefit from a light refurbishment.

Outside you have a south facing garden which is mainly grassed - An ideal spot for the up and coming summer BBQ season!

Located just minutes' walk from the Quay and the train station as well as local shops and bus routes, PLUS this cottage sits in the catchment area of the renowned MILLFIELDS PRIMARY SCHOOL TRADITIONAL VICTORIAN COTTAGE IN A PRIME LOWER WIVENHOE LOCATION.

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk




The accommodation with approximate room sizes are as follows:

LOUNGE/DINER

22' 5'' x 12' 1'' (6.83m x 3.68m)

A bright family room which is configured as an open plan lounge/dining room. with sash window to front and a further window overlooking the garden. Gas feature fireplace (not tested), two storage cupboards, laminate flooring, radiator. Stairs to first floor landing. Step down to:

KITCHEN

8' 0'' x 5' 7'' (2.44m x 1.70m)

Window to side. Range of kitchen units, stainless steel sink unit, space for cooker and plumbing for washing machine.

LOBBY

Door to side leading to the garden, space for fridge/freezer.

BATHROOM

Window to side. Panelled bath with wall mounted shower, low level WC and pedestal wash hand basin.





FIRST FLOOR LANDING
Doors leading to:

BEDROOM ONE
12' 0'' x 11' 0'' (3.65m x 3.35m)
Window to front.

BEDROOM TWO
11' 0'' x 9' 2'' (3.35m x 2.79m)
Window to rear overlooking the rear garden, built-in wardrobe, Step down to:

DRESSING ROOM/STUDY
7' 11'' x 5' 6'' (2.41m x 1.68m)
Currently used as storage room but would make an ideal work from home study or dressing room. Window to side, wall mounted, gas boiler.

EXTERIOR
FRONT
Gated access, retaining low level brick wall with pathway leading to entrance door.

REAR
South facing garden being mainly lawn with patio area. Side gate (access over neighbouring property). Shed to remain.

Town & Country
residential sales and lettings

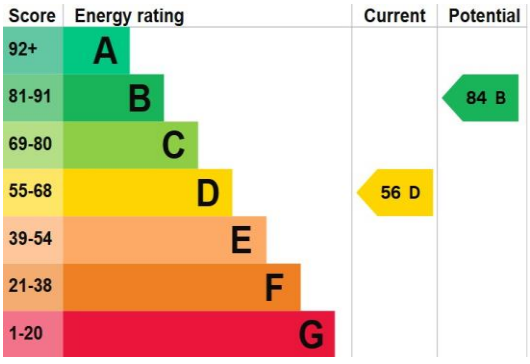







9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk





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.

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk