



## 3 Bedroom Semi-Detached House located in Wivenhoe.

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Britannia Crescent Wivenhoe CO7 9PE

## FULL DESCRIPTION

### OVERVIEW

We are pleased to offer this three bedroom semi-detached house in the popular village of Wivenhoe with three bedrooms, large garden and plenty of potential to improve. Viewing recommended.

### ENTRANCE HALLWAY

#### CLOAKROOM

**5' 10" x 2' 10" (1.78m x 0.86m)**

Wash basin and WC

#### LIVING ROOM

**12' 10" x 12' 4" (3.91m x 3.76m)**

Window to front aspect

#### KITCHEN

**12' 11" x 9' 5" (3.94m x 2.87m)**

Windows to rear aspect, fitted wall and base units, integrated oven and hob plus spaces for appliances

#### POTENTIAL UTILITY ROOM

**9' 5" x 5' 10" (2.87m x 1.78m)**

To side of kitchen with door to rear garden, could be made into a utility room

### FIRST FLOOR

#### BATHROOM

**6' 3" x 5' 3" (1.91m x 1.6m)**

Window to rear aspect, bath with shower over, wash basin and WC

#### BEDROOM ONE

**11' 1" x 11' 0" (3.38m x 3.35m)**

Window to front aspect and built in wardrobe

#### BEDROOM TWO

**12' 6" x 8' 5" (3.81m x 2.57m)**

Window to rear aspect and built in wardrobe

#### BEDROOM THREE

**8' 3" x 7' 10" (2.51m x 2.39m)**

Window to front aspect and built in cupboard

### LOCATION

Situated on a quiet well spaced crescent. Wivenhoe is a sought after village on the South East fringe of Colchester and boasts all the essential local amenities as well as stunning Waterside views of the River Colne

Local schools include the "Good" rated Broomgrove Infant & Junior School (0.3 miles) and the "outstanding" rated Millfields Primary School (0.6 miles)



3



1



1



B



TBC



904  
sq ft

Guide Price  
**£300,000 to  
£325,000**





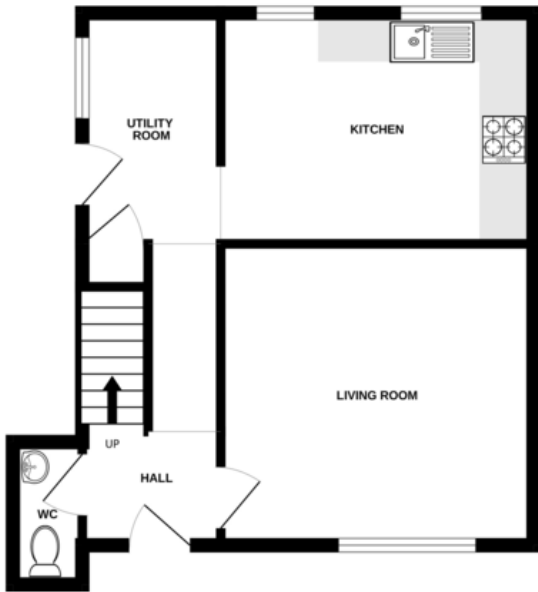


**Britannia Crescent, Wivenhoe CO7 9PE**

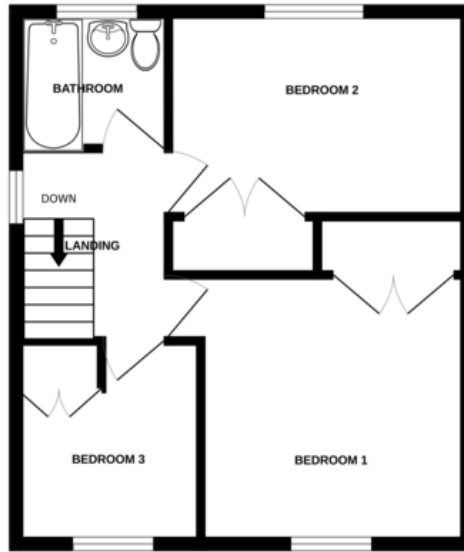


# FLOORPLAN

GROUND FLOOR



1ST FLOOR



LOFT



## CONTACT

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