



West Street, Wivenhoe, Colchester

A characterful three bedroom house with generous living space, private courtyard garden and separate garage, ideally positioned on West Street in the heart of Wivenhoe, offering excellent potential to personalise.

Guide price £400,000

West Street

Wivenhoe, Colchester, CO7



- Guide Price £400,00-£425,000
- Kitchen dining room with French doors to the garden
- Separate garage providing parking or storage
- Three bedroom character home in central Wivenhoe
- Principal bedroom with en suite shower room
- Excellent potential to personalise and update
- Generous sitting room with fireplace and built in shelving
- Private, enclosed courtyard style garden
- Walking distance to the waterfront, station and town centre

The Property
The property is entered via a distinctive front door into a welcoming entrance hall with wooden flooring and stairs rising to the first floor. A ground floor WC is neatly positioned off the hall, providing everyday practicality.

To the front of the house, the sitting room is a bright and well proportioned space featuring wooden floors, a central fireplace with timber surround and inset fire, and extensive built in shelving to either side. A large window provides plenty of natural light and an outlook over West Street.

To the rear, the kitchen and dining area offers a generous footprint and clear scope for updating. The kitchen is fitted with white shaker style units, wooden work surfaces and a central island incorporating a gas hob and extractor. There is ample space for dining, and French doors open directly onto the garden, creating a strong connection between indoor and outdoor living.

On the first floor, the landing is bright and spacious with access to all rooms. The principal bedroom benefits from an en suite shower room, while the remaining two bedrooms are well sized and served by a family bathroom. The layout is practical and well balanced, with good proportions throughout.

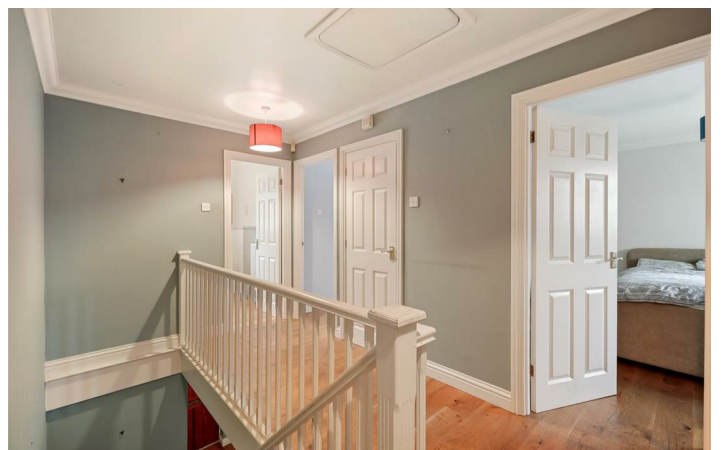
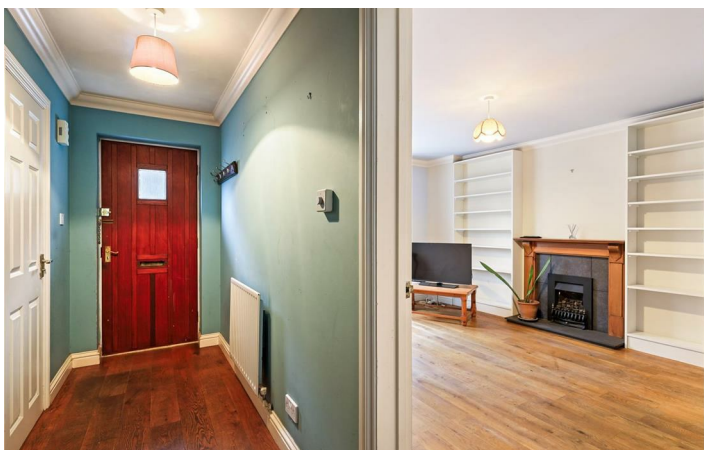
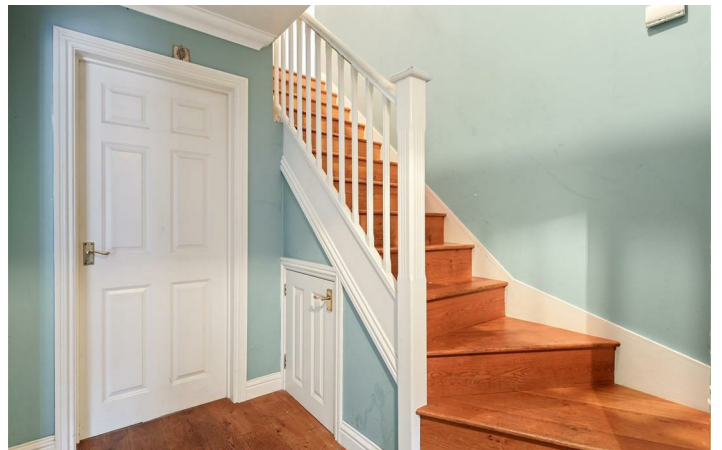
The Outside
To the rear, the property enjoys a private and enclosed courtyard style garden which feels sheltered and tucked away. The garden is predominantly brick paved, creating a low maintenance outdoor space ideal for seating and entertaining, with mature shrubs and climbing plants providing privacy and greenery.

French doors from the kitchen open directly onto the courtyard, making it a natural extension of the living space. A covered archway to the side of the house provides characterful access and leads through to the separate garage, offering secure parking or valuable storage, a notable advantage in this central location.

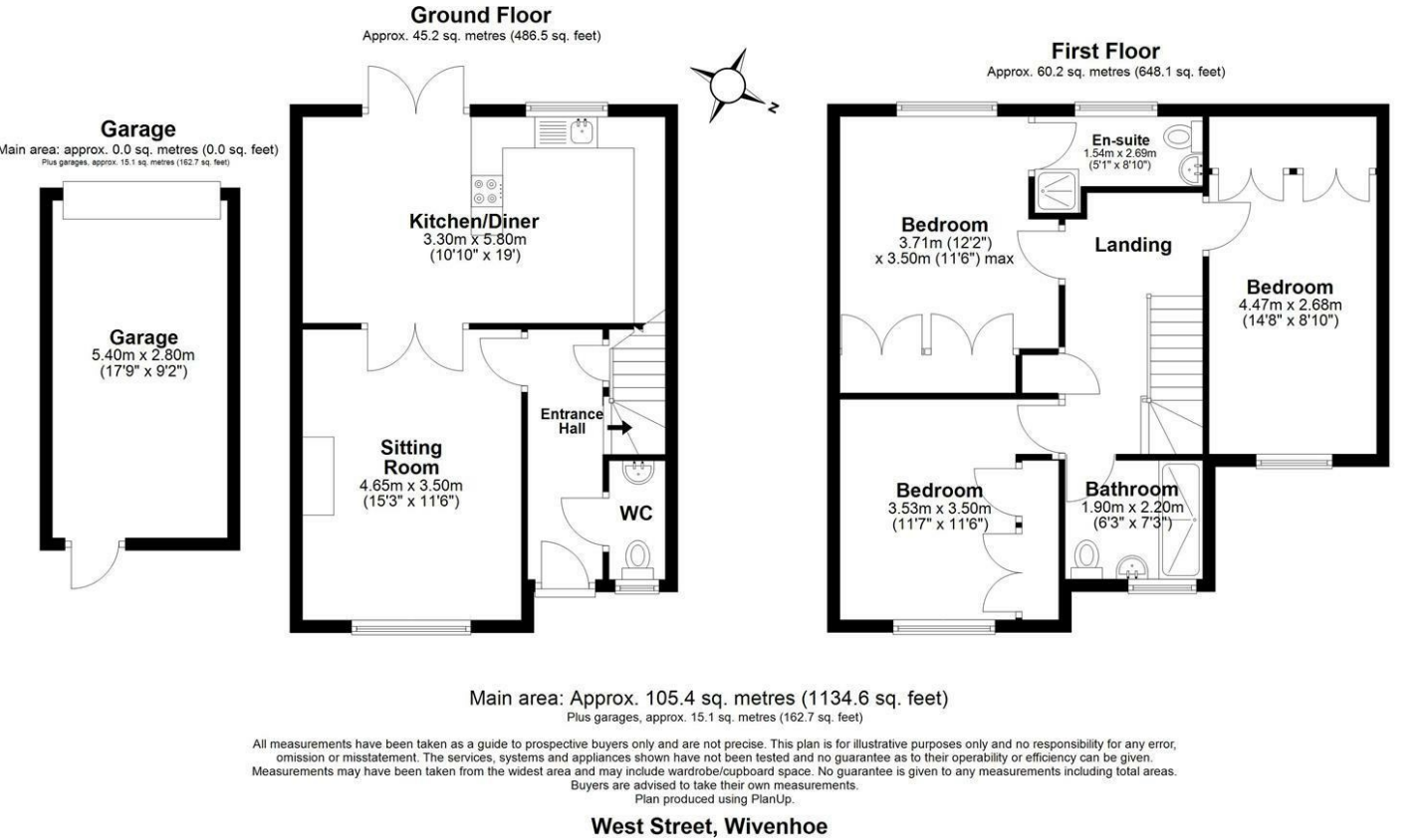
The Area
Wivenhoe is a highly regarded riverside town known for its strong community spirit, independent shops, cafés and pubs, and picturesque waterfront. West Street sits at the heart of the town, within easy walking distance of the river, sailing club, train station and everyday amenities.

The town offers direct rail links to Colchester and London Liverpool Street, excellent local schooling and access to beautiful countryside and estuary walks, making it a popular choice for a wide range of buyers.

Further Information
Tenure - Freehold
Council Tax - Colchester Band D
Property Construction - Brick
Water, sewage, gas and electricity Mains
Sellers position - Chain free



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		