



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

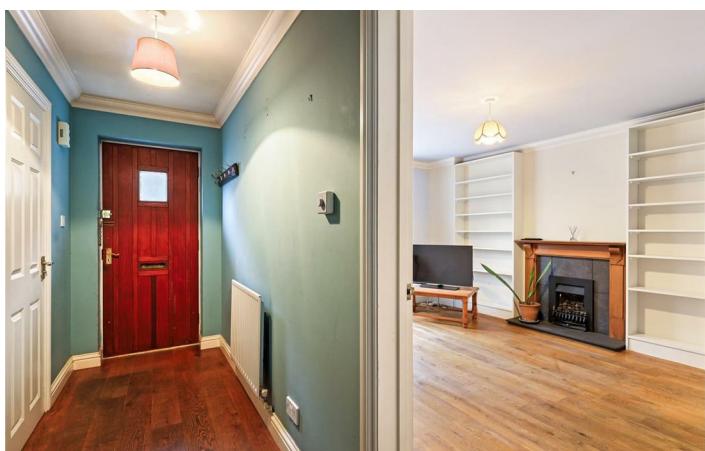
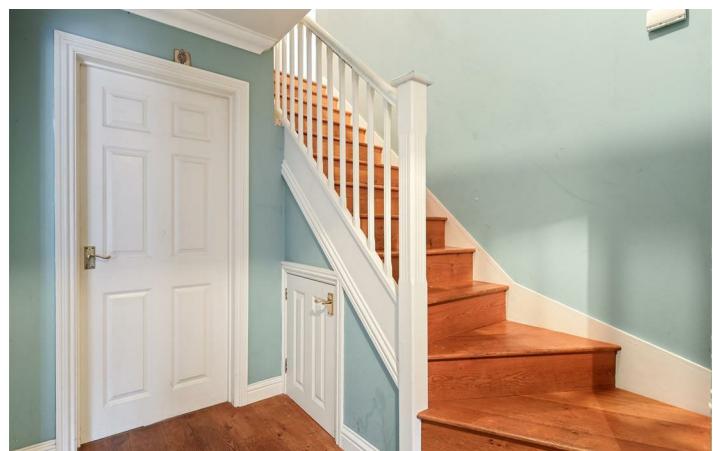
Tenure - Freehold

Council Tax - Colchester Band D

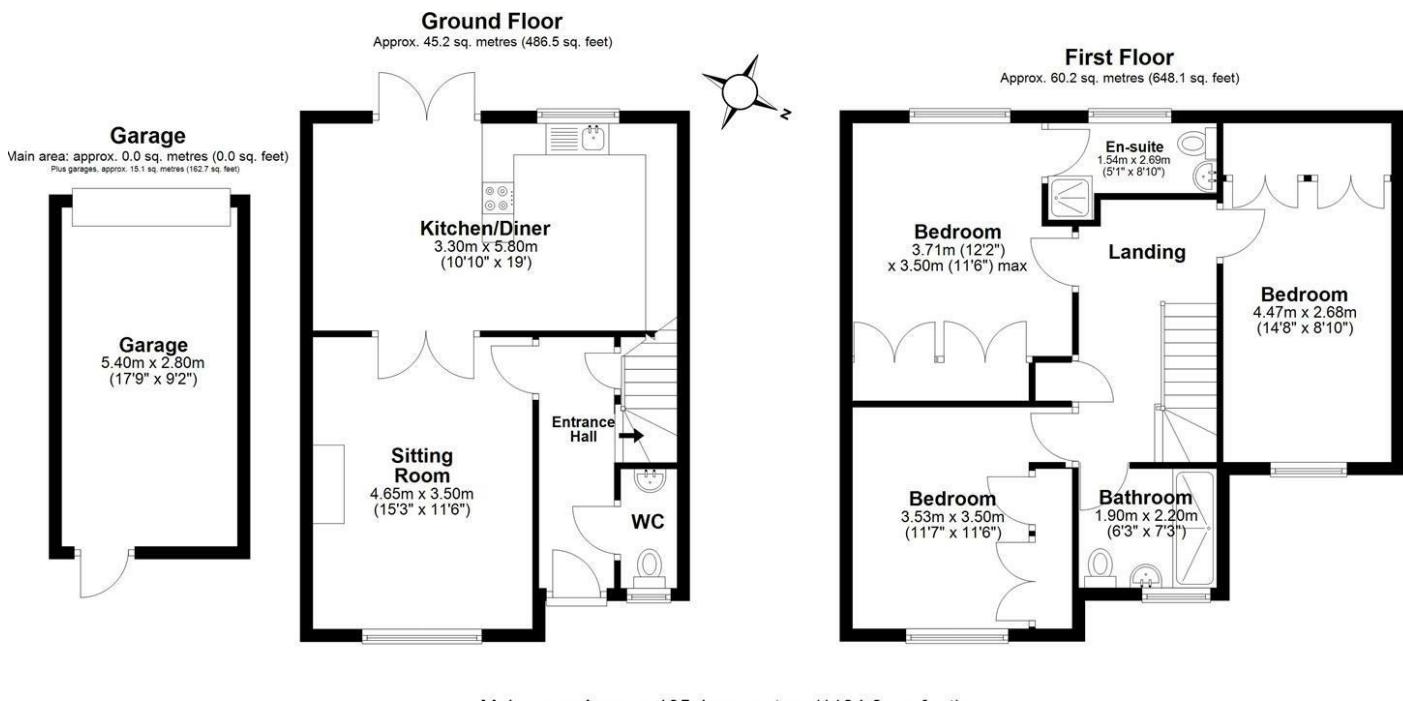
Property Construction - Brick

Water, sewage, gas and electricity Mains

Sellers position - Chain free



Floor Plan



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.

Plan produced using PlanUp.

West Street, Wivenhoe

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

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