LAMB & CO

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Inspired by property, driven by passion.









DRY DOCK, WIVENHOE, CO7 9TE

OFFERS IN THE REGION OF £615,000

Guide Price £600,000 - £625,000. Situated in the sought-after area of Lower Wivenhoe, this well-presented four-bedroom terraced house offers spacious and versatile accommodation, complemented by attractive river views. Ideally located to enjoy the charm of this popular riverside town, the property provides an excellent opportunity for families and those seeking a home in a desirable setting.

- Four Bedrooms
- Lower Wivenhoe
- Dry Dock & River View
- Beautifully Presented
- Garage & Off Road Parking
- EPC - C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

W.C

6'2" 2'5" (1.88m 0.74m)

KITCHEN/DINING ROOM

26'8" 15'2" (8.13m 4.62m)



SHOWER ROOM

6'9" 6'4" (2.06m 1.93m)

BEDROOM THREE

10'9" 10'00" (3.28m 3.05m)



LOUNGE

17'00" 16'00" (5.18m 4.88m)



BEDROOM TWO

15'00" 8'9" (4.57m 2.67m)



BEDROOM ONE

13'6" 10'3" (4.11m 3.12m)



EN SUITE

8'00" 5'8" (2.44m 1.73m)

BEDROOM FOUR

8'3" 6'9" (2.51m 2.06m)



OUTSIDE

OUTSIDE REAR

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

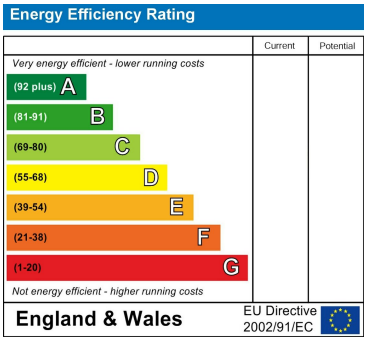
Material Information

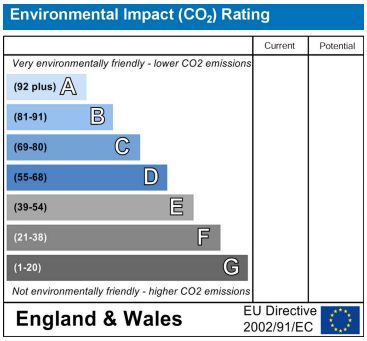
Council Tax Band: E
Heating: Gas
Services: All Mains
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other - No
Broadband: Ultrafast
Mobile Coverage: Good
O2 - Good
EE - Good
Three - Good
Vodafone - Good
Construction: Conventional
Restrictions: No
Rights & Easements: Low
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: Yes Service Charge (Appx £540 per annum)
Seller's Position: Needs To Find (Has Found)
Garden Facing: West
Non-Standard Features to note: No

Map

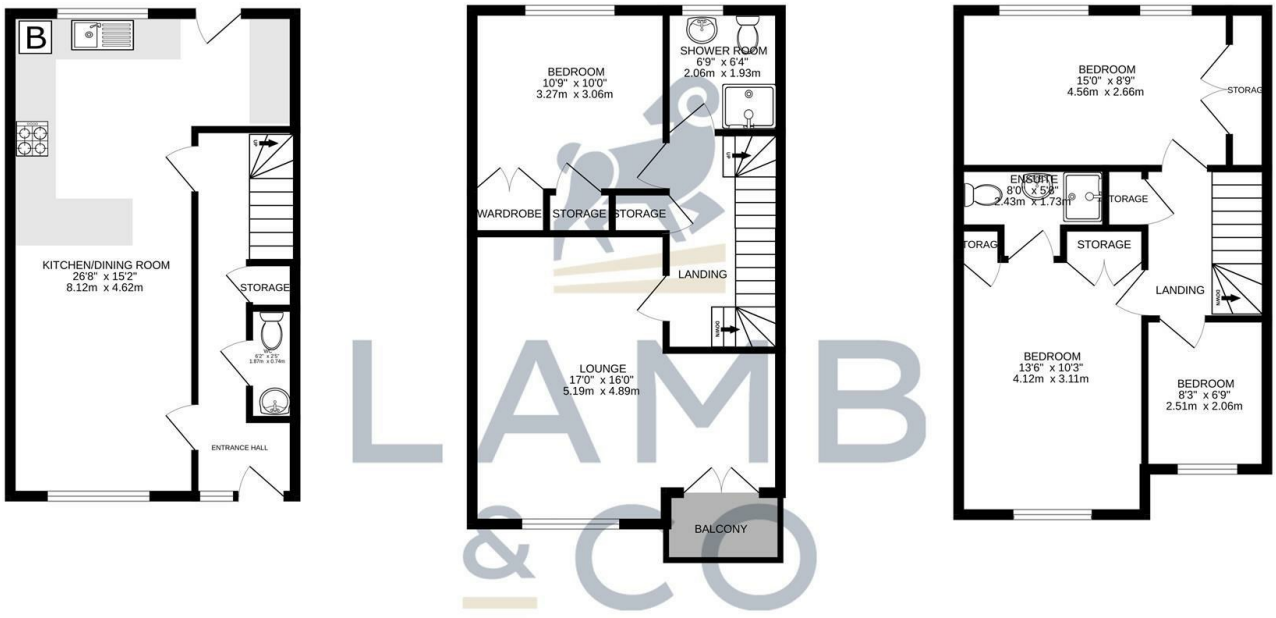


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1350 sq.ft. (125.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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