



- Contemporary Accommodation
- Recently Extended And Improved
- En-suite And Bathroom
- Built In Wardrobes
- Log Burner in Lounge
- South Facing Garden
- Kitchen/Dining Room
- Close To Schools And Station

## 2 Belle Vue Road, Wivenhoe, Colchester, Essex. CO7 9LE.

A beautifully presented and wonderfully modernised Victorian town house in this central Wivenhoe position just minutes from the train station with its links to London Liverpool Street in just over the hour. Offering stylish accommodation to include two receptions, kitchen/diner, three double bedrooms, en-suite to master, family bathroom, South facing garden and the perfect position for Wivenhoe's Vibrant community.



# Property Details.

## Ground Floor

### Dining Room



11' 1" x 10' 7" (3.38m x 3.23m) Sash window to front, wood effect flooring, two built in storage cupboards, under floor heating, half glazed door leading to.

### Living Room



10' 11" x 11' (3.33m x 3.35m) Sash window to rear, feature fire place, wood effect flooring, under floor heating, stairs rising to first floor and open to.

### Kitchen



20' 10" x 6' 10" (6.35m x 2.08m) With a range of fitted units and drawers with worktops over, inset ceramic sink and drainer, contrasting eye level units, space for range cooker, extractor, integrated dishwasher, integrated fridge/freezer, integrated washing machine, wood effect flooring, two sash windows to side, part vaulted ceiling, windows to rear, French doors to side, inset spotlights.

## First Floor

### Landing

With stairs to second floor and doors to.

### Bedroom one



11' x 10' 9" (3.35m x 3.28m) Sash window to front, underfloor heating, two fitted wardrobes, door to.

# Property Details.

## En-suite



Large walk in shower, enclosed cistern WC, vanity wash hand basin, tiled splashbacks, wood effect flooring, inset spotlights, extractor.

## Bathroom



Obscure sash window to rear, panel bath, vanity wash hand basin, enclosed cistern WC, tiled splashbacks, wood effect flooring, extractor, under floor heating.

## Second Floor

### Bedroom Two



12' x 10' 10" (3.66m x 3.30m) Window to front, underfloor heating.

### Bedroom Three

11' 5" x 9' (3.48m x 2.74m) Window to rear with distant river views over the rooftops, under floor heating.

## Outside

### Garden



South facing, consisting of attractive shrubs, plants and bushes creating a wildlife garden, with patio area, all enclosed.

# Property Details.

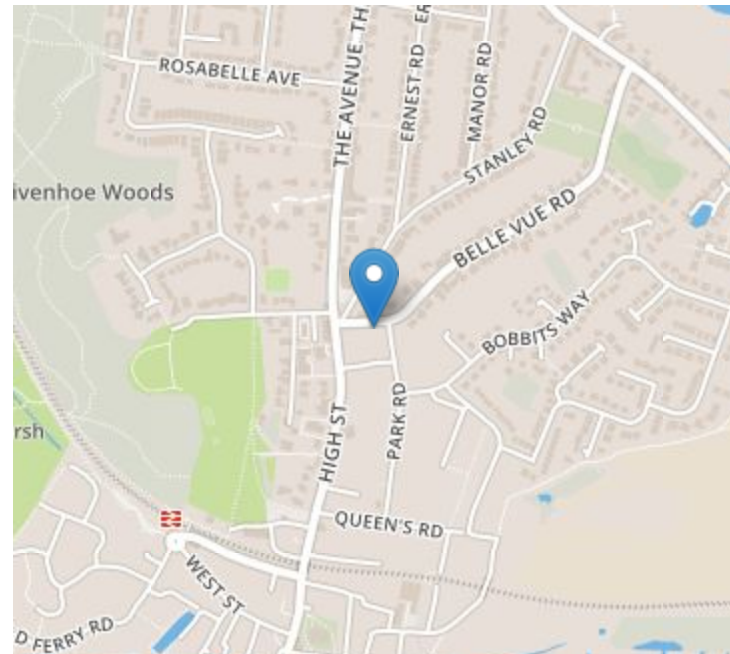
## Floorplans



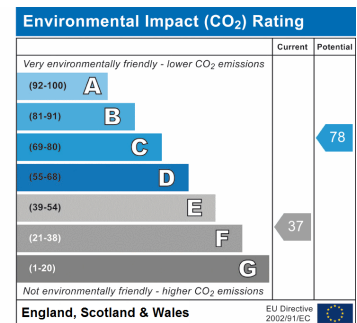
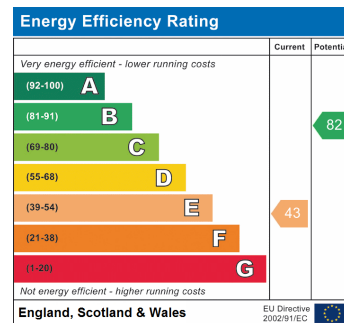
TOTAL APPROX. FLOOR AREA 947 SQ.FT. (88.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.