



- Victorian Home
- End Of Terrace
- Four Bedrooms
- Two Receptions
- Garden
- Town House
- Central Position
- Shower Room & Bathroom

**10 Belle Vue Road, Wivenhoe,  
Colchester, Essex. CO7 9LE.**

A beautifully presented and character filled end of terrace town house situated in central Wivenhoe within easy reach of all local amenities including pubs, restaurants and shops, lovely walks through Wivenhoe woods and of course the mainline train station with its simple commute to London Liverpool Street in just over the hour. Offering four bedrooms, shower room, lounge, dining room, bathroom and private rear garden, viewing is advised.





# Property Details.

## Ground Floor

### Lounge



12' x 11' (3.66m x 3.35m) Sash window to front, radiator, ornate fireplace with cast iron insert, picture rail and door to.

### Dining Room



12' x 11' (3.66m x 3.35m) Window to rear, corner fireplace, stairs to first floor, radiator, door to.

### Kitchen



10' 2" x 7' 1" (3.10m x 2.16m) Window to side, tiled floor, fitted handmade units and drawers with worktops over, inset butler sink, space for cooker, space for washing machine, matching eye level units and door to.

### Rear Lobby

Door to side, radiator, storage space and door to.

### Bathroom



Window to side, panel bath, low level WC, radiator, pedestal wash hand basin.

## First Floor

### Landing

Window to side, stairs to second floor, doors to.

### Bedroom One



12' x 11' (3.66m x 3.35m) Sash window to front, radiator, fitted cupboard.

# Property Details.

## Bedroom Two



11' 1" x 7' 2" (3.38m x 2.18m) Window to rear and radiator.

## Bedroom Three



12' 0" x 8' 0" (3.66m x 2.44m) Velux window to front and radiator.

## Second Floor

### Half landing

open to lobby and offering doors to.

### Shower Room



Shower cubicle, pedestal wash hand basin, close coupled WC, tiled floor, tiled splashback.

## Bedroom Four

9' 5" x 9' 3" (2.87m x 2.82m) Window to rear with views over the rooftops and distant river views, radiator.

## Garden

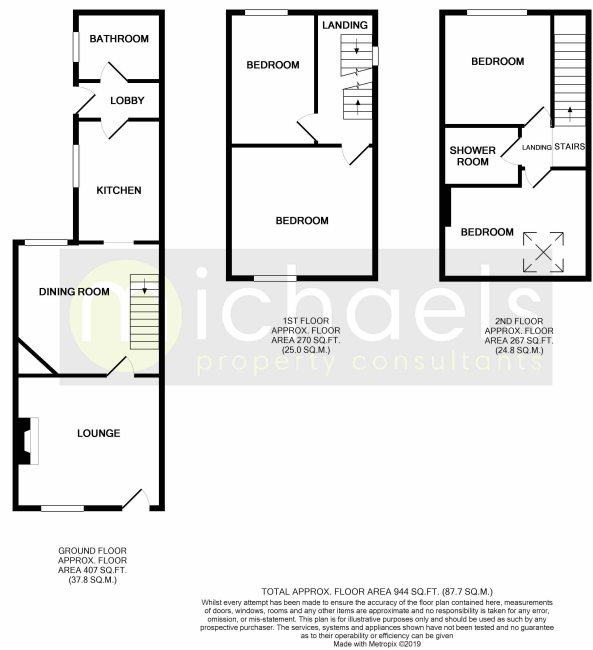


A private rear garden with gated side access and enclosed by fencing with various shrubs and plants.

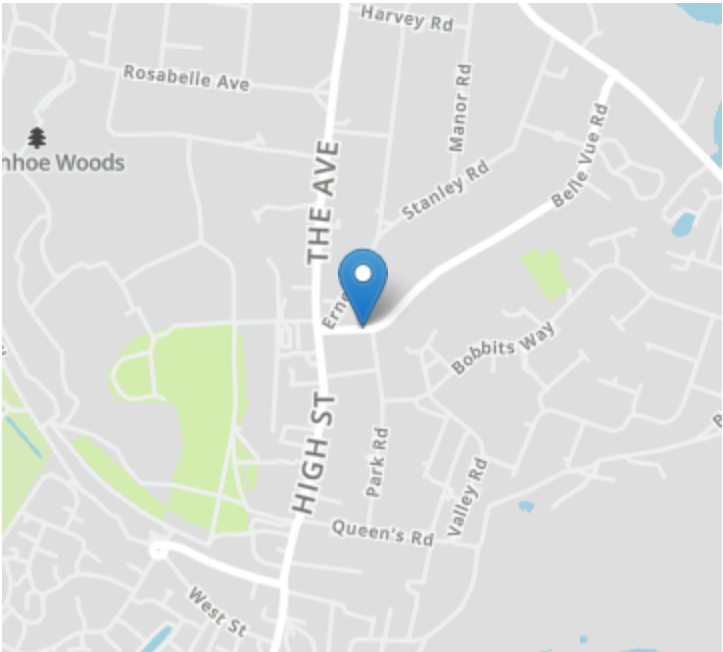


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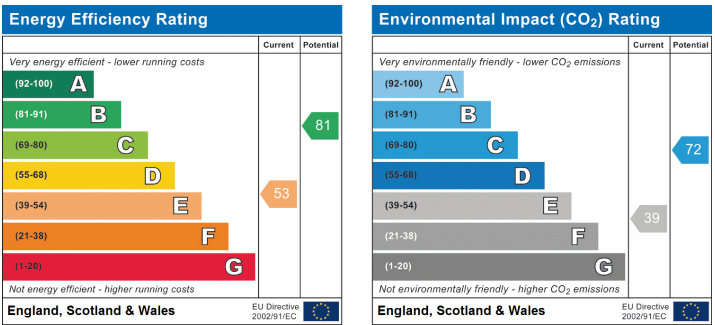
## Floorplans



## 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.