

# £295,000



- Semi Detached House
- Three Bedrooms
- Some Updating Required
- Chain Free
- Gas Central Heating
- Two Recepetion Room
- First Floor Bathroom & Downstairs WC
- Generous Garden To Rear
- Central Wivenhoe Location
- Two Brick Garden Stores

# 20 Rosabelle Avenue, Wivenhoe, Colchester, Essex. CO7 9NX.

Offered for sale with no onward chain. In need of some modernisation is this established three bedroom semi detached home in central Wivenhoe with lots of potential and offering good scope for extension subject to planning. On the first floor there are three bedrooms and family bathroom. The ground floor offers living room with fireplace, kitchen, dining room, pantry cupboard, outside WC and two brick built sheds. The generous rear & front garden with potential for parking to the front aspect STP.



# Property Details.

### **Ground Floor**

#### **Entrance Hall**

Window to side, stairs to first floor and doors to:

#### Lounge

 $14'7" \times 11'1"$  (4.45m x 3.38m) Window to front, radiator, fireplace.

#### Kitchen



10' 0" x 8' 8" (3.05m x 2.64m) Window to rear, door to side, pantry cupboards, fitted wall and base units with spaces for appliances, integrated stainless steel sink gas hob and cooker, laminate worktops.

### **Dining Room**



10' 0" x 9' 8" (3.05m x 2.95m) Window to rear, radiator.

#### WC

Window to side, tiled walls, WC and wash hand basin.

#### First Floor

### Landing

With window to side, loft access and doors to.

#### **Bedroom**



 $12^{\circ}\,0^{\circ}\,x\,11^{\circ}\,0^{\circ}$  (3.66m x 3.35m) Window to front, radiator, fireplace, wardrobe.

#### **Bedroom**



 $14'\,8"\,x\,8'\,6"$  (4.47m x 2.59m) Window to rear, radiator, wardrobe.

# Property Details.

#### **Bedroom**



 $9'\ 2''\ x\ 8'\ 1'''\ (2.79m\ x\ 2.46m)$  Window to front, ratio, fitted cupboards.

## **Family Bathroom**



Window to rear, radiator, tiled floor, paneled bath wash hand basin, low level WC WC.

# Outside

#### Rear Garden



A generous garden, mainly laid to lawn, all enclosed by panel fencing, gated side access, two brick built garden sheds.

#### **Front Garden**

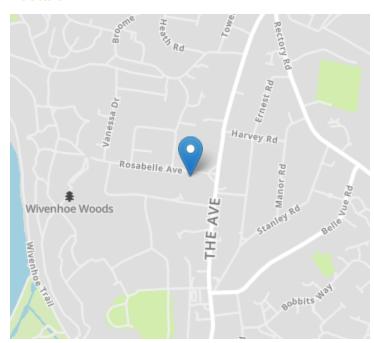
Front garden is mainly laid to lawn and offers potential for off street parking STP.

# Property Details.

# 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.

