



- Chain Free
- Re-Wired Throughout
- Garage And Ample Off Road Parking
- Three Bedrooms
- Spacious Living Room
- Private Garden
- Sought After Area
- Beautifully Presented

**88 Belle Vue Road, Wivenhoe,  
Colchester, Essex. CO7 9EH.**

A wonderful detached bungalow in this sought after Wivenhoe position and offering versatile accommodation with further potential to improve. Sitting in a good plot in easy reach of bus routes and a short walk to the Town centre, train station and beyond is this three bedroom home which has been cared for by the previous owner and more recently been redecorated, rewired ,new bathroom and maintenance to the roof and outside. Further highlights include a 20' living room, separate dining room which could be opened up into the kitchen, garage, ample parking and gardens. Offered chain free.



# Property Details.

## All On One Level

### Entrance Hall

Parquet flooring, radiator, loft hatch and doors to.

### Dining Room



11' 2" x 10' 5" (3.40m x 3.17m) Wood flooring, window to side with shutters, radiator, open plan to living room.

### Living Room



20' 1" x 12' 0" (6.12m x 3.66m) Large 16ft window to rear, wood flooring, two radiators, gas fireplace (not tested).

### Kitchen



15' 0" x 9' 1" (4.57m x 2.77m) Window to side, side door leading to garden, a range of fitted units and drawers with worktops over, inset sink and drainer, inset gas hob with extractor over, matching eye level units, fitted oven, space and plumbing for further appliances.

### Bedroom



11' 10" x 11' 1" (3.61m x 3.38m) Windows to front and side with shutters, radiator, fitted wardrobe, wood flooring.

# Property Details.

## Bedroom



11' 10" x 9' 1" (3.61m x 2.77m) Window to front with shutters, radiator, wood flooring, fitted wardrobe.

## Bedroom



7' 10" x 7' 1" (2.39m x 2.16m) Window to side with shutters, radiator, wood floor, fitted wardrobe.

## Bathroom



Two obscure windows to side, large shower cubicle, fitted bath, vanity wash hand basin with storage, close coupled WC, tiled walls, heated towel rail.

## Outside

### Garage

Up and over door to front, power and light connected.

### Parking

Driveway providing ample off road parking.

### Rear Garden



Mainly laid to lawn with patio area, enclosed by fencing and hedging, various shrubs and plants, gated side access.

### Front Garden

A generous front garden mainly laid to lawn and offering potential for further parking or storage of boat/caravan/motorhome.

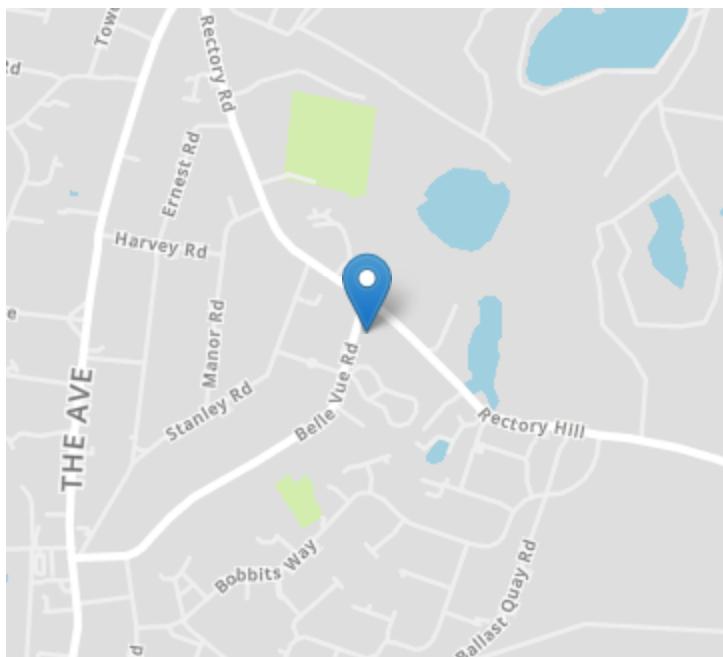
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1110 sq.ft. (103.2 sq.m.) APPROX.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, 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 equipment 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.

