



- Chain Free Sale
- Central Wivenhoe Position
- Three Bedrooms
- Two Receptions
- Ground Floor WC
- First Floor Bathroom
- Secluded Garden
- Many Original Features

8 Belle Vue Road, Wivenhoe, Colchester, Essex. CO7 9LE.

Viewing day Saturday 31st of July 11am to 1pm by appointment only, please call to book your time. Offered with no onward chain is this charming end of terrace town house positioned perfectly for access to the excellent local Cooperative, mainline train station with fast links to London Liverpool Street in just over the hour, all the local shops, pubs and restaurants and of course the wonderful waterfront and quayside. Highlight of this home include two ground floor reception rooms, kitchen, lobby, cloakroom/utility, master bedroom on first floor, family bathroom, two further bedrooms on the second floor and wonderful secluded garden.



Property Details.

Ground Floor

Sitting Room



12' 1" x 11' 1" (3.68m x 3.38m) With window to front, fitted shelving, strip wood floor, cast iron fireplace with tiled hearth and surround, wood mantel over, radiator, TV point, picture rail, door to.

Dining Room



12' 1" x 11' 0" (3.68m x 3.35m) Window to rear, strip wood floorboards, radiator, fitted cupboard, stairs rising to first floor and door to.

Kitchen



10' 0" x 7' 1" (3.05m x 2.16m) Window to side, two Skylight windows, tiled floor, a range of fitted units and drawers with worktops over, inset sink, double oven, gas hob, stainless steel splashback, chimney style extractor, tiled splashbacks, matching eye level units, space for fridge freezer, doorway to.

Lobby

Cupboard housing newly fitted gas boiler, door to garden and door to.

WC/Utility Room

6' 7" x 6' 2" (2.01m x 1.88m) Window to rear, tiled floor, fitted cupboards, space and plumbing for appliances, wash hand basin.

First Floor

Landing

With stairs to second floor and doors to.

Bedroom



12' 2" x 11' 4" (3.71m x 3.45m) Window to front, picture rail, radiator, cast iron fireplace.

Property Details.

Bathroom



11' 0" x 7' 0" (3.35m x 2.13m) Obscure window to rear, tiled floor, tiled walls, heated towel rail, freestanding bath with recessed taps and shower over, enclosed cistern WC, wash hand basin with recessed taps and storage under, inset spotlights.

Second Floor

Half Landing

With doors to.

Bedroom



11' 10" x 11' 0" (3.61 m x 3.35m) Velux window, radiator, fitted cupboard.

Bedroom



11' 2" x 9' 0" (3.40m x 2.74m) Window to rear with views of the river in the distance over the rooftops of lower Wivenhoe, radiator.

Outside

Garden



A charming rear garden enclosed by hedging and fencing, garden shed, mainly laid with patio slabs and various shrubs and plants.

Property Details.

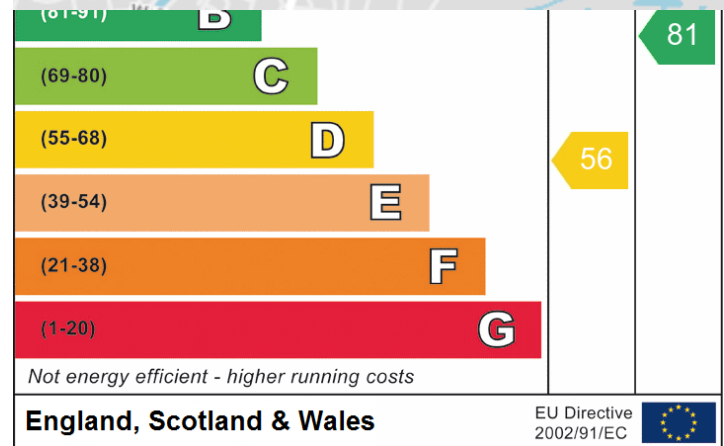
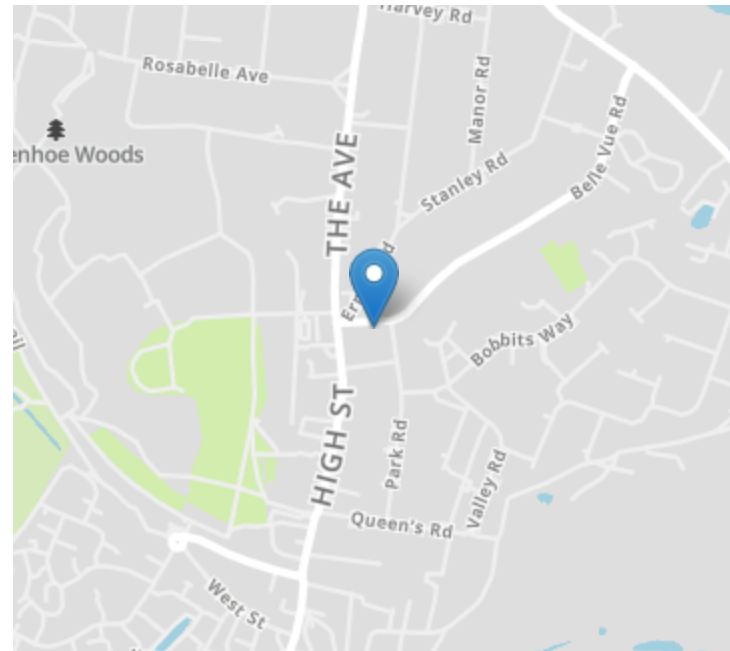
Floorplans



michaels
property consultants

TOTAL FLOOR AREA: 968 sq ft (89.3 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of ground conditions, ground levels and other features are approximate and may vary slightly from those shown on the floor plan. The floor plan is provided as a guide only and should not be relied upon for the purpose of purchase. The floor plan is provided as a guide only and should not be relied upon for the purpose of purchase. The floor plan is provided as a guide only and should not be relied upon for the purpose of purchase.

Location



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.