



- End Terrace Home
- Three / Four Bedrooms
- Positioned Close By To Wivenhoe Woods
- Potential For Off Road Parking STP
- Family Bathroom & Ground Floor Cloakroom
- Kitchen/ Dining Room
- Living Room
- No Onward Chain
- Gas Central Heating

### 57 Rosabelle Avenue, Wivenhoe, Colchester, Essex. CO7 9PA.

Offered for sale with no onward chain is this 3/4 bedroom end terraced property offering versatile living. Accommodation includes three double bedrooms to the first floor and family bathroom, ground floor double bedroom or additional reception room, living room, kitchen/diner, utility and WC, along with a private enclosed garden and potential for off road parking to the front aspect of the property. Situated close by to The University of Essex, Wivenhoe woods and local amenities. (Previously used as a student let) Early viewing highly advised.





# Property Details.

## Ground Floor

### Entrance Hall

UPVC front door and stairs to first floor.

### Living Room



14' 5" x 14' 01" (4.39m x 4.29m) Double glazed window to front, radiator, chimney breast with granite heath and wooden mantle.

### Ground Floor Bedroom/Reception Room

15' 11" x 8' 2" (4.85m x 2.49m) Double glazed window to front, French doors to rear and radiator.

### Kitchen/ Diner



16' 10" x 8' 3" (5.13m x 2.51m) Double glazed window to rear, radiator, fitted kitchen including a range of wall and base units, laminate worktop, tiled splash back, integrated stainless steel sink with right hand drainer, fridge/freezer, space for range style cooker, dishwasher, washing machine, open plan onto dining room.

### Lobby

Wooden door to garden.

### Cloakroom

Low level WC and wash hand basin.

### Office/Utility Room

Window to side. (currently being used as a utility room).

## First Floor

### Landing

Doors leading to:

### Bedroom One



13' 08" x 10' 0" (4.17m x 3.05m) Double glazed windows to front, radiator, wardrobe and doors leading to:

# Property Details.

## Bedroom Two



12' 3" x 10' 0" (3.73m x 3.05m) Double glazed window to rear and radiator.

## Bedroom Three



15' 11" x 8' 4" (4.85m x 2.54m) Double glazed window to rear and front, radiator and loft access.

## Family Bathroom



7' 10" x 5' 5" (2.39m x 1.65m) Double glazed obscure window to rear, low level WC, wash hand basin, panelled bath with overhead shower.

## Outside Garden

### Frontage

Currently laid to lawn with footpath to the entrance door and potential for off road parking.

### Rear Garden



A private rear garden, mainly laid to lawn and retained by fencing.

