



- Cash Buyers Only
- Potential Structural Issues
- Some Improvement Required
- Detached Bungalow
- Three Bedrooms
- Garage and Parking
- Front and Rear Gardens
- No Onward Chain

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

Offered for sale to proceedable cash buyers only due to potential structural movement is this detached bungalow in need of some modernisation with garage and parking. Offering three bedrooms, lounge/diner, bathroom, cloakroom, kitchen and gardens. Please call us for further details or to arrange a viewing, we would advise any prospective purchaser to satisfy their own inspections or that of their own structural surveyors.



Property Details.

All accommodation on ground floor

Entrance Hall

With doors to.

Lounge/Diner



24' 4" x 20' 2" (7.42m x 6.15m) An L shaped room with red brick fireplace, window to rear, serving hatch to kitchen.

Kitchen



15' 1" x 8' 10" (4.60m x 2.69m) Door to side, window to side, storage cupboard, a range of fitted units and drawers with worktops over, spaces for appliances.

Bedroom One

11' 9" x 11' 4" (3.58m x 3.45m) Window to front.

Bedroom Two

11' 9" x 9' 0" (3.58m x 2.74m) Window to front.

Bedroom Three

8' 1" x 7' 0" (2.46m x 2.13m) Window to side.

Property Details.

Bathroom



Window to side, panel bath, wash hand basin, airing cupboard.

Cloakroom

Window to side, low level WC.

Outside

Garage and Parking

Garage with up and over door to front, ample parking in front leading to the road.

Gardens

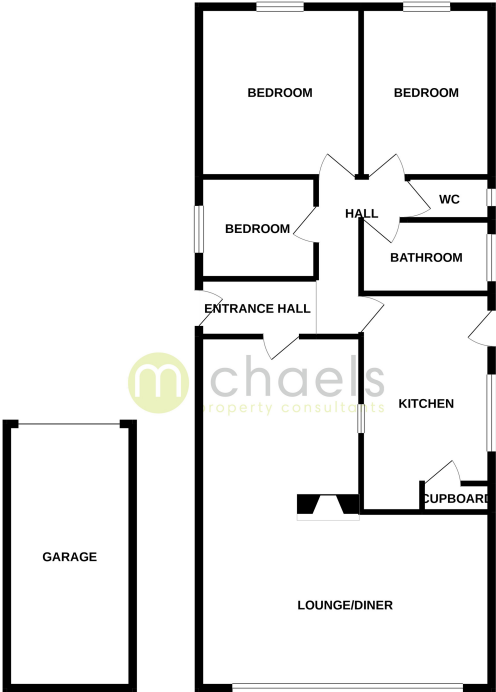


All enclosed by fencing, the rear garden is mainly laid to lawn with gated side access. The front garden is also enclosed with gated access and offers various trees, shrubs and plants.

Property Details.

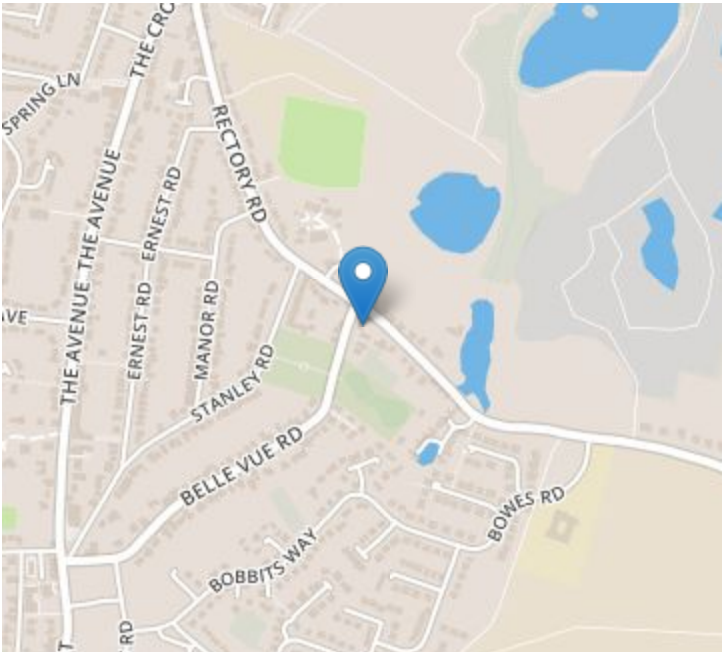
Floorplans

GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.

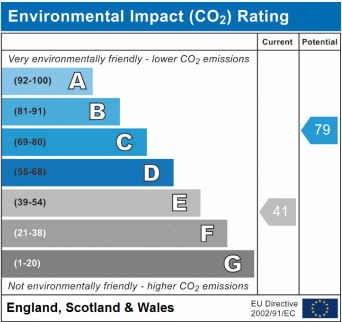
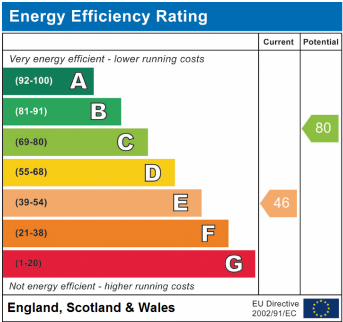


TOTAL FLOOR AREA: 1129 sq.ft. (104.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown 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.