



- Chain Free Sale
- Generous Garden
- Garage and Parking
- Two/Three Bedrooms
- Plenty Of Potential
- Popular Location In Wivenhoe

71 Belle Vue Road, Wivenhoe, Colchester, Essex. CO7 9EH.

Guide Price £400,000 to £420,000. A great opportunity to purchase this detached bungalow sitting in a generous plot on this popular road in Central Wivenhoe. In need of some minor updating but offering a good blank canvass for somebody to put their own stamp on. There are two bedrooms on the ground floor, a separate dining room, living room, kitchen and modern bathroom, upstairs there is a further room which works perfectly as a study or could be used as a bedroom subject to building regulations. Outside there is a generous mature garden, ample parking and garage.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor and doors to.

Living Room



12' 8" x 11' 4" (3.86m x 3.45m) Bay window to front, radiator, picture rail, gas fireplace.

Dining Room



11' 10" x 10' 1" (3.61m x 3.07m) French doors to garden, radiator.

Kitchen



12' 8" x 11' 6" (3.86m x 3.51m) Window to rear, door to side, fitted airing cupboard, a range of fitted units and drawers with worktops over, inset sink, matching eye level units, spaces for appliances, tiled splashbacks.

Bedroom One



11' 2" x 11' 0" (3.40m x 3.35m) Window to front, radiator.

Bedroom Two



11' 1" x 8' 2" (3.38m x 2.49m) Window to side, radiator.

Property Details.

Bathroom



Window to rear, panel bath with screen and shower over, pedestal wash hand basin, close couple WC, tiled floor, radiator.

First Floor

Study/Bedroom Three



13' 0" x 10' 0" (3.96m x 3.05m) Window to rear, loft access, eaves access, fitted cupboards, radiator.

Outside

Rear Garden



A generous garden with various sheds and storage, mainly laid to lawn with fruit trees, shrubs and plants.

Garage

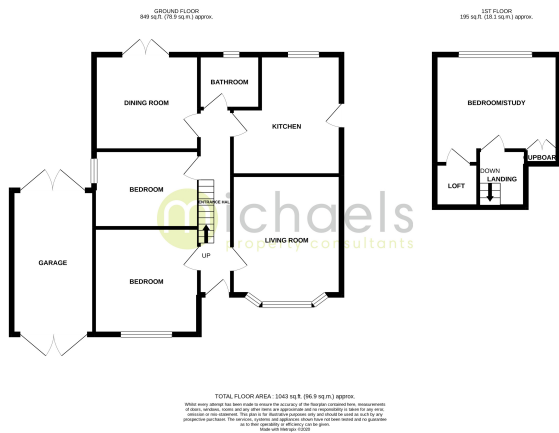
With twin doors to front and twin doors to rear garden and further hard standing.

Front Garden and Driveway

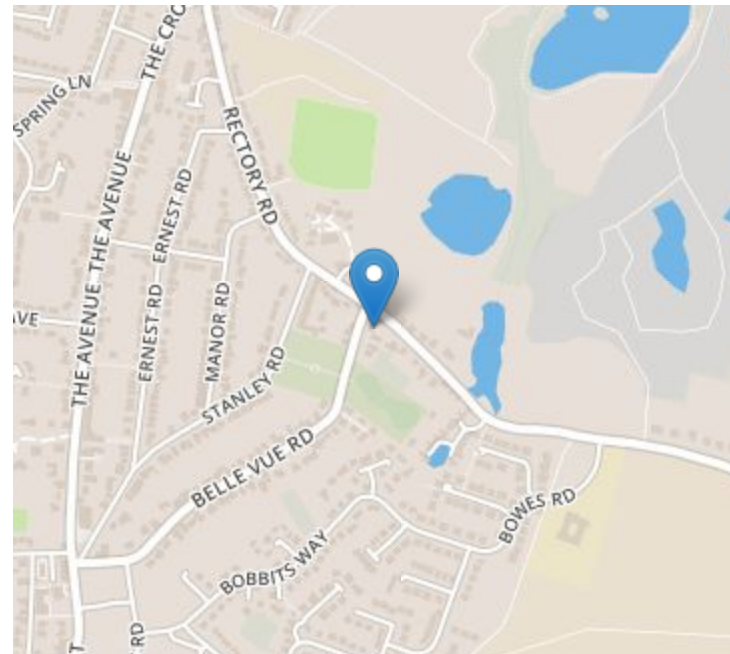
Retained by dwarf walling, lawn area with various shrubs, gated side access, driveway providing off road parking.

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.