



- Three Bedroom Semi Detached House
- Corner Plot
- Conservatory
- Close to Bus Route, Railway Station, Schools and Shops
- First Floor Bathroom

50 Rosabelle Avenue, Wivenhoe, Colchester, Essex. CO7 9NZ.

Sitting on a corner plot and located within close proximity to Wivenhoe's local schools, shops, university and train station, which provides access into London Liverpool Street. The house has been well maintained by its current owners and it offers any owner spacious living accommodation. Some of its main highlights are a good sized conservatory with views over looking the garden, open plan kitchen/dining room, three well proportioned bedrooms upstairs as well as a first floor family bathroom. Early viewings are strongly advised.



Property Details.

Ground Floor

Porch

6' 6" x 2' 5" (1.98m x 0.74m) Door to;

Hallway

6' 5" x 11' 6" (1.96m x 3.51m) Radiator, and door to;

Dining Room



10' 10" x 10' 11" (3.30m x 3.33m) Window to front, sliding doors into garden, radiator, opening into kitchen.

Kitchen



10' 1" x 8' 7" (3.07m x 2.62m) Window to side, door into conservatory, range of eye and low level fitted units with work surface over, space for washing machine, fridge/freezer, integrated single oven and gas hob with extractor over inset stainless steel sink.

Living Room



13' 0" x 11' 6" (3.96m x 3.51m) Sliding doors into conservatory, radiator.

Conservatory



20' 11" x 9' 9" (6.38m x 2.97m) French doors out to garden, radiator.

First Floor

landing

8' 6" x 8' 3" (2.59m x 2.51m) Window to front, access to loft and doors to;

Property Details.

Bedroom one



13' 2" x 10' 4" (4.01m x 3.15m) Window to rear, radiator, built in eye and low level fitted cupboards.

Bedroom Two



10' 2" x 11' 1" (3.10m x 3.38m) Windows to rear, radiator, access to built in storage cupboard.

Bedroom Three



8' 0" x 8' 5" (2.44m x 2.57m) Window to front, radiator, built in wardrobe.

Family Bathroom



8' 5" x 5' 5" (2.57m x 1.65m) Window to front and side, radiator, W/C, wash hand basin and vanity sink unit, panelled bath with over head shower.

Outside

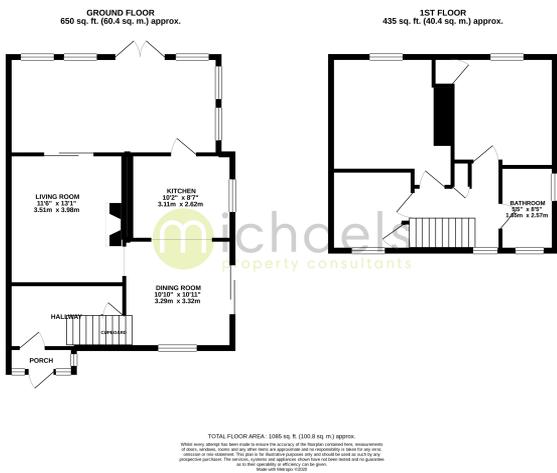
Garden



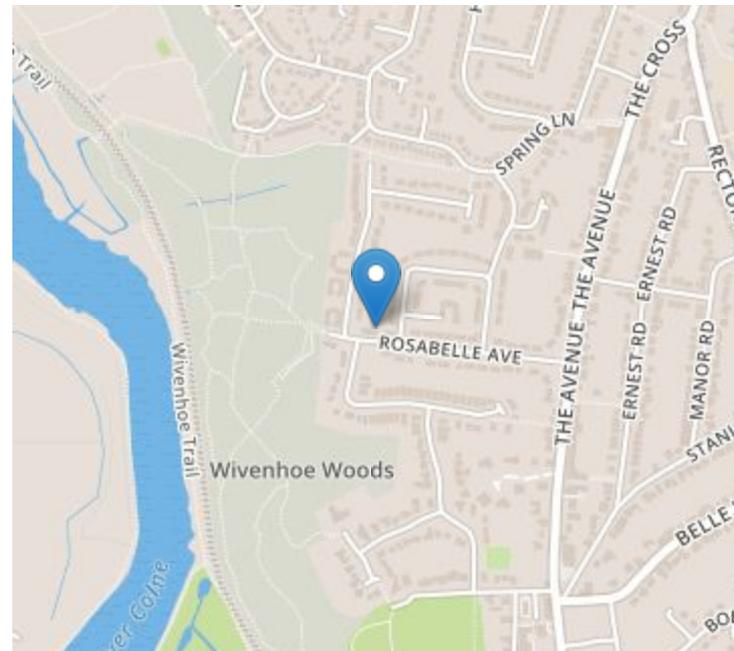
The house is fortunate enough to sit on a corner plot, which means that it boasts a generous wrap around garden. As you walk out of the conservatory there is a wooden decking ideal for an outside seating arrangement. The rest of the garden is enclosed by mature conifers, and fencing.

Property Details.

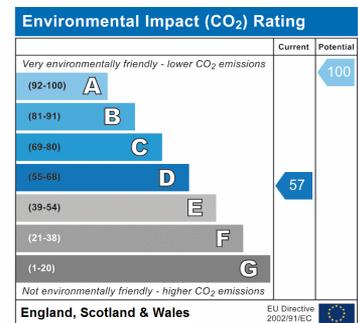
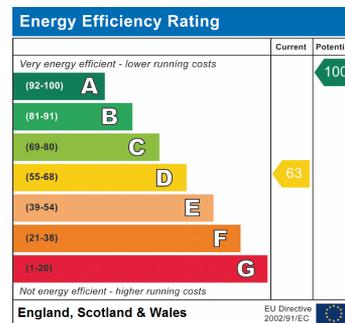
Floorplans



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.