



- Calling All Gardeners
- Central Wivenhoe Position
- Large South Facing Garden
- Semi Detached
- Three Bedrooms
- Bathroom and Shower Room
- Two Reception Rooms
- Large Conservatory

31 Rosabelle Avenue, Wivenhoe, Colchester, Essex. CO7 9NY.

An established semi detached home with a generous south facing garden in this central Wivenhoe position and offering lots of potential. With three bedrooms, bathroom and cloakroom on the first floor and two receptions, 22' conservatory, entrance hall, kitchen, shower room, and storage rooms on the ground floor this great home should give you the space you need. Close by are Wivenhoe woods and a short walk away to the mainline train station with fast links to London Liverpool Street in just over the hour, good shops, bus stops, pubs, restaurants and of course the waterfront and quayside.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor, glazed doors to.

Lounge



13' 2" x 12' 4" (4.01m x 3.76m) Patio doors to conservatory, fireplace, radiator, traventine tiled floor, door to dining room.

Dining Room



11' 1" x 10' 3" (3.38m x 3.12m) Patio doors to Conservatory, radiator, traventine tiled floor, open to kitchen.

Conservatory



22' 5" x 8' 1" (6.83m x 2.46m) Brick plinth and Upvc construction, traventine tiled floor, french doors to garden, Upvc door to hallway.

Kitchen



11' 1" x 8' 7" (3.38m x 2.62m) Window to front, window to side, door to hallway, a range of fitted units and drawers with worktops over, inset sink and drainer, spaces for appliances, matching eye level units.

Hallway

Upvc doors to front and rear, door to conservatory, door to kitchen, garden storage room, workshop/store and door to.

Shower Room

With shower cubicle, close coupled WC and wash hand basin.

First Floor

Landing

Window to front, airing cupboard and doors to.

Property Details.

Bedroom One



11' 9" x 10' 5" (3.58m x 3.17m) Window to rear, radiator, fitted cupboard.

Bedroom Two

11' 1" x 10' 2" (3.38m x 3.10m) Window to rear, fitted cupboard, radiator.

Bedroom Three



8' 7" x 8' 1" (2.62m x 2.46m) Window to front, fitted cupboard, radiator.

Bathroom



Obscure window to side, panel bath, pedestal wash hand basin, radiator, tiled walls.

Cloakroom

Obscure window to side, close coupled WC.

Outside

Gardens

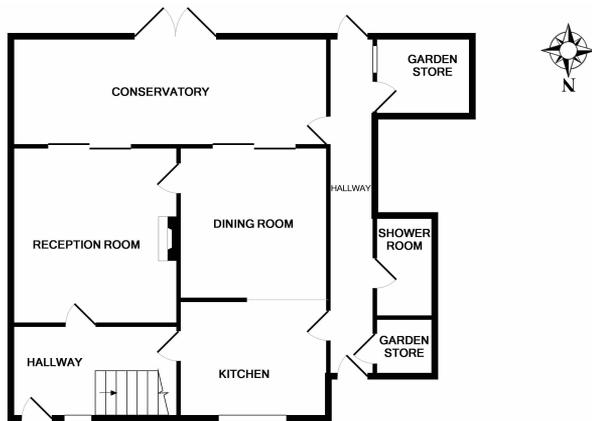


The front garden is mainly laid to lawn with pathway to front door, various shrubs and plants and access to hallway.

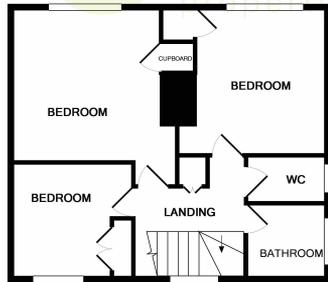
The rear garden is very generous size and cottage style, mainly laid to lawn with shrubs and plants to borders, enclosed by fencing, to the bottom of the garden there is a further fenced off area which currently has two summer houses, garden shed and a large beautiful tree, there is also a garden pond, vegetable patch and various patio areas.

Property Details.

Floorplans



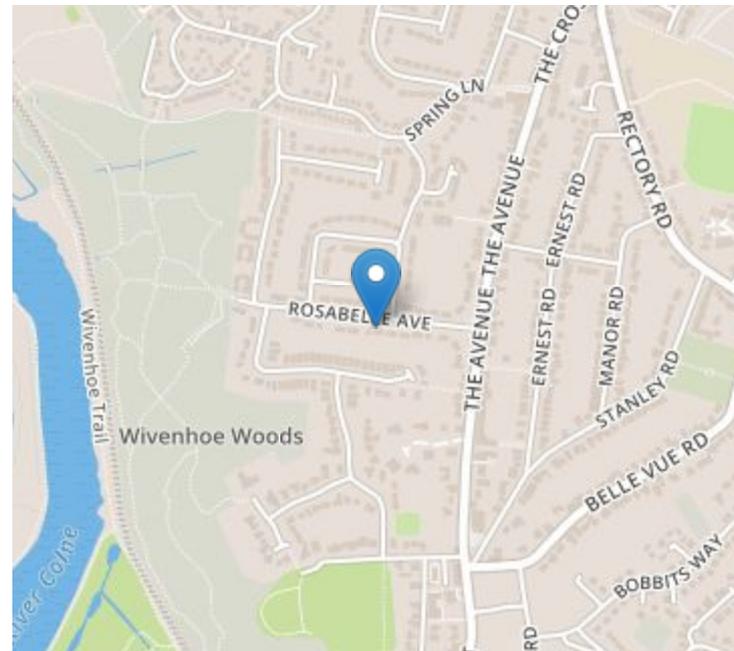
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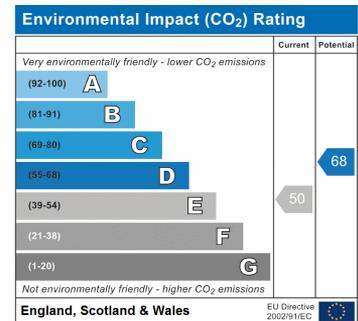
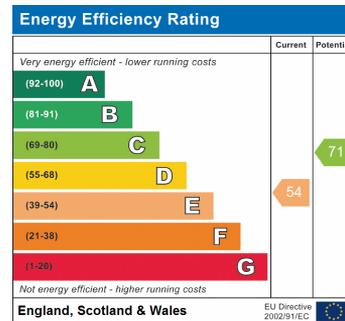
TOTAL APPROX. FLOOR AREA 1295 SQ.FT. (120.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.