



- Fully Refurbished
- Victorian Town House
- Open Plan Living Area
- En-Suite Bathroom
- Three Bedrooms
- Chain Free Sale

**8 Belle Vue Road, Wivenhoe, Colchester, Essex. CO7 9LE.**

A beautifully presented and fully refurbished Victorian town house positioned perfectly for access to the excellent local Cooperative, mainline train station with fast links to London Liverpool Street in just over the hour and further local shops, pubs and restaurants whilst the wonderful waterfront and quayside are also within easy reach. Highlights of this home include an open plan lounge/kitchen, stylish kitchen, lobby, cloakroom/utility, on the first floor is the master bedroom with en-suite, family bathroom, and two further bedrooms on the second floor there is also wonderful secluded garden. Offered chain free guide price £400,000 to £420,000.



# Property Details.

## Ground Floor

### Open Plan Lounge/Diner



22' 5" x 12' 1" (6.83m x 3.68m) Sash window to front, two radiators, stairs to first floor, wood flooring, fireplace with cast iron insert, inset spotlights, opening to Kitchen.

### Kitchen



10' 0" x 7' 3" (3.05m x 2.21m) Window to side, two skylight windows, wood flooring, door to lobby, a modern range of fitted units and drawers with worktops over, undermounted sinks, inset hob, fitted oven, fitted microwave, extractor, integrated fridge/freezer, inset spotlights.

### Lobby

With glazed door to garden, fitted cupboard housing combination boiler, door to WC.

### Utility/WC

Window to rear, a full range of fitted cupboards with space and plumbing for appliances, close coupled WC, wash hand basin, heated towel rail, wood flooring.

## First Floor

### Landing

With stairs to second floor and doors to.

### Bedroom



12' 1" x 11' 0" (3.68m x 3.35m) Window to front, cast iron fireplace, radiator and door to.

### En-Suite



With shower, WC, wall hung wash hand basin, tiled floor and splashback.

# Property Details.

## Bathroom



Window to rear, panel bath with screen and shower over, wall hung wash hand basin, enclosed cistern WC, tiled floor and splashbacks, heated towel rail.

## First Floor

### Half Landing

Doors to.

### Bedroom



11' 10" x 11' 0" (3.61m x 3.35m) Two Velux windows to front, radiator.

## Bedroom



11' 2" x 9' 0" (3.40m x 2.74m) Window to rear with views across the rooftops down to the river in lower Wivenhoe, radiator.

## Rear Garden



Landscaped with lawn area, patio area, enclosed by panel fencing, gated side access.

# Property Details.

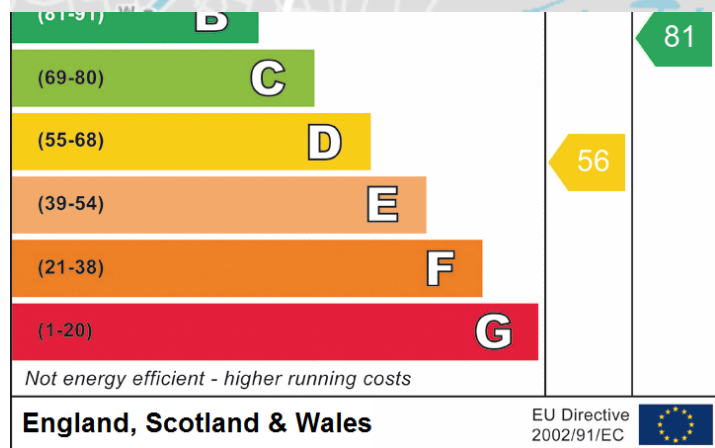
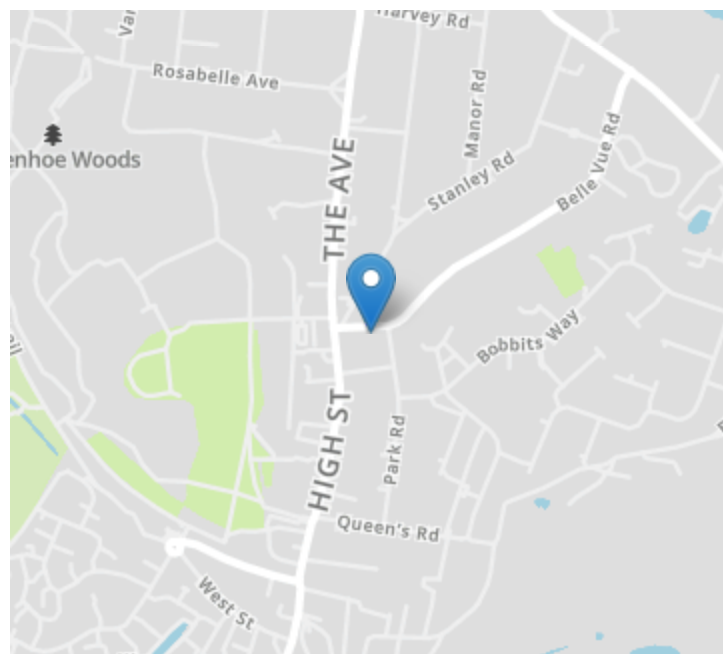
## Floorplans



**michaels**  
property consultants

TOTAL FLOOR AREA: 1012 sq ft (94.8 sq m) approx.  
Energy ratings are based on the best practice standards for energy of 2018. The energy calculator uses measurements of assets, systems, assets and any other data the applicant or seller provides to assess the energy efficiency of the property or asset. The energy rating is based on the best practice standards for energy of 2018. The energy calculator uses measurements of assets, systems, assets and any other data the applicant or seller provides to assess the energy efficiency of the property or asset. The energy rating is based on the best practice standards for energy of 2018. The energy calculator uses measurements of assets, systems, assets and any other data the applicant or seller provides to assess the energy efficiency of the property or asset.

## Location



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.