



- Detached Chalet Bungalow
- Three Bedrooms
- Generous & Attractive Garden To Rear
- Off Road Parking For Several Cars
- Three Reception Rooms
- Previously Extended
- Gas Central Heating
- Popular Location
- Walking Distance To Local Primary School

### 39 Belle Vue Road, Wivenhoe, Colchester, Essex. CO7 9LD.

A wonderful opportunity to purchase this detached chalet bungalow sitting on an excellent plot within the sought after residential road, Belle Vue Road in central Wivenhoe. Offering excellent potential and with an incredible garden this property is within easy reach of good schools, train station with fast links to London Liverpool Street, good local amenities and of course the waterfront and quayside. Highlights include, three bedrooms, shower room, three reception rooms, kitchen, off road parking, garage and generous garden. Viewing highly advised. Guide price £575,000- £600,000.





# Property Details.

## Ground Floor

### Entrance Hall

18' 01" x 8' 7" (5.51m x 2.62m) Double glazed window to side, radiator, stairs to first floor, under stairs storage.

### Living Room



14' 11" x 11' 11" (4.55m x 3.63m) Double glazed window to side and front, radiator, fireplace.

### Kitchen



12' 6" x 12' 2" (3.81m x 3.71m) Double glazed window to front, and side, radiator, UPVC door to side, range of wall and base units, granite worktop, breakfast bar, integrated sink with left hand drainer, cooker hood, space for oven, dish washer, washing machine and fridge freezer.

## Lounge



13' 10" x 10' 1" (4.22m x 3.07m) Windows to rear, patio door to rear, radiator.

## Reception Room

3.59m x 2.62m (11' 9" x 8' 7") Double glazed window to rear, radiator, open plan onto the lounge.

## Garden Room



10' 9" x 6' 09" (3.28m x 2.06m) Windows to rear, patio door to side, door leading to an additional space currently being used for space for freezer and tumble dryer.

## Bedroom

11' 10" x 8' 10" (3.61m x 2.69m) Windows to side, radiator.



# Property Details.

## Ground Floor Shower Room



Double glazed obscure window to side, towel rail, inset spot lights, tiled floor, shower enclosure, vanity unit with basin and WC.

## First Floor

### Landing

Window to side, airing cupboard and storage cupboard, door to eaves.

### Bedroom



11' 10" x 10' 11" (3.61m x 3.33m) Double glazed window to front, radiator, fitted wardrobe, eaves storage.

## Bedroom



12' 0" x 6' 11" (3.66m x 2.11m) Turning to 11' 3" x 3' 2" (3.43m x 0.97m) Double glazed window to rear, radiator, eaves storage.

### WC

Obscure window to side, WC.

## Outside

### Off Road Paring & Garage

A generous frontage creating ample off road parking for several vehicles, garage with up & over door, power and light.

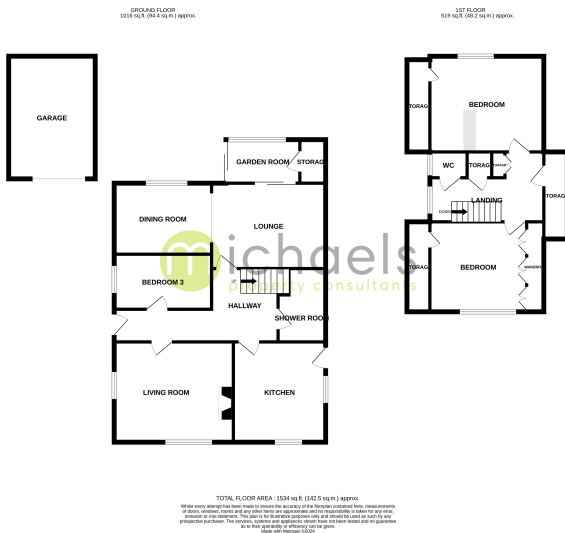
### Rear Garden



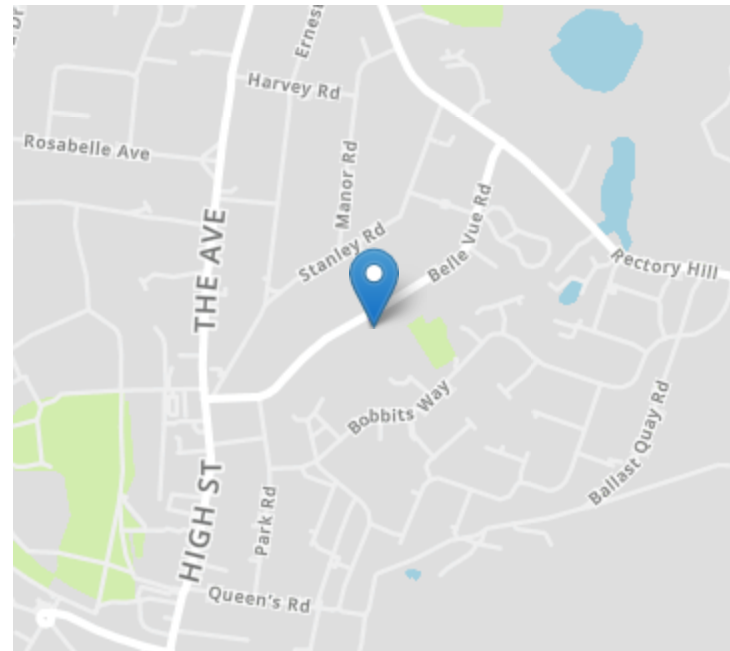
Mainly laid to lawn, the garden is split over raised levels, along with patio and fish pond, retained by privacy fencing, mature bushes and trees.

# 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.