



- Self Contained Annex/Studio
- Three Double Bedrooms
- Open Plan Kitchen & Dining Room
- Utility Room & Ground Floor showerroom
- Off Road Parking
- First Floor Bathroom
- Close To Station And Amenities
- Character and Charm

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

A fantastic opportunity to purchase this bohemian style semi detached house on a sought after road in central Wivenhoe. Offering excellent potential through out. The house 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. The current owner has converted the garage into a self contained one bedroom flat/annex. More highlights include, three double bedrooms, first floor bathroom and ground floor shower room, three reception rooms, bright and sunny kitchen/dining room, off road parking, and a generous garden. Call us now to arrange your viewing.





# Property Details.

## Ground Floor

### Hallway

4' 11" x 21' 5" (1.50m x 6.53m) Radiator, access to storage cupboard under the stairs and doors to;

### Living room

12' 1" x 11' 5" (3.68m x 3.48m) Bay Window to front, radiator, log burner, double doors leading to the sitting room;

### Sitting Room



11' 8" x 12' 1" (3.56m x 3.68m) Window over looking the kitchen, radiator, door leading to the annexe/studio.

### Kitchen/Dining room



8' 11" x 13' 7" (2.72m x 4.14m) Dining Room: Brick fire please, door to utility room, radiator, opening into kitchen; 7' 8" x 13' 7" (2.34m x 4.14m) Windows to side, Velux windows, range of eye and low level fitted units with work surface over, space for dishwasher, space for free standing oven and hob with extractor over, space for washing machine, inset sink.

### Utility Room

6' 0" x 9' 6" (1.83m x 2.90m) Window and single door to rear, space for free standing fridge/freezer, wall mounted units and door to;

### Shower Room



Window to rear, W/C, wash hand basin, single shower cubicle and radiator.

## First Floor

### Landing

5' 4" x 16' 6" (1.63m x 5.03m) Access to storage cupboard and doors to;

### Bedroom one



12' 1" x 11' 5" (3.68m x 3.48m) Window to front, radiator.

# Property Details.

## Bedroom Two



11' 8" x 12' 1" (3.56m x 3.68m) Window to rear, radiator.

## Bedroom Three

12' 5" x 9' 0" (3.78m x 2.74m) Window to rear and radiator.

## Bathroom

Window to front, panelled bath, W/C, Wash hand basin and radiator.

## Annexe/Studio Flat

## Living Space



8' 5" x 10' 1" (2.57m x 3.07m) Double patio doors to rear, radiator, Velux windows door to;

## Kitchen



8' 5" x 5' 9" (2.57m x 1.75m) Window to side, radiator, range of eye and low level fitted units with work service over, electric hob, space for fridge and washing machine, inset stainless steel sink and drainer.

## Shower Room

Velux Window, Shower cubicle, wash hand basin, W/C and radiator.

## Outside

## Garden and Parking



The house has a generous proportioned rear garden. Its fully enclosed by fencing and mostly laid to lawn. As you step out of the patio door there is an area which has been slabbed creating a patio area. There is a side gate creating access from front to rear, as well as a drive way with off road parking for a few vehicles.



