



- Spacious Three Bedroom Semi Detached House
- Garage And Off Road Parking
- Spacious Rear Garden
- Three Reception Rooms
- Character and charm
- Ample Built in Storage
- Close To Schools And Station
- Millfields Catchment
- No Onward Chain

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

A wonderful opportunity to purchase this established 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. Highlights include, three bedrooms, bathroom, three reception rooms, kitchen, off road parking, garage and a generous garden. The property is also offered with no onward chain.



# Property Details.

## Ground Floor

### Porch

Entrance door through to hallway

### Hallway

4' 11" x 25' 1" (1.50m x 7.65m) Radiator, access to under stairs storage, single door leading to driveway at the side of the house, doors to;

### Living room



12' 8" x 14' 10" (3.86m x 4.52m) Bay window to front, electric fire place and radiator.

### Dining Room



11' 10" x 12' 4" (3.61 m x 3.76m) Radiator, built in storage cupboards  
Window to rear

## Sitting Room



10' 4" x 9' 0" (3.15m x 2.74m) Window to Side, radiator, boiler, door to;

## Kitchen



5' 11" x 9' 5" (1.80m x 2.87m) Window to side, single door to side leading to a lean to, range of eye and low level fitted work units with work surface over, inset sink, space for washing machine, fridge and freezer, access to larder cupboard.

## Larder/Food store

4' 8" x 5' 10" (1.42m x 1.78m) Window to rear, fixed shelving.

## Lean to

Wooden frame lean to with access to the out toilet.

## First Floor

### Landing

Loft access, fixed built in wardrobe, doors to;

# Property Details.

## Bedroom one



12' 1" x 12' 9" (3.68m x 3.89m) Window to front, radiator.

## Bedroom Two



12' 4" x 11' 9" (3.76m x 3.58m) Window to rear, radiator.

## Bedroom Three



4' 10" x 6' 11" (1.47m x 2.11m) Window to front, radiator

## Bathroom



9' 1" x 10' 8" (2.77m x 3.25m) Window to rear, radiator, airing cupboard, panelled bath, wash hand basin and W/C

## Outside

### Garden



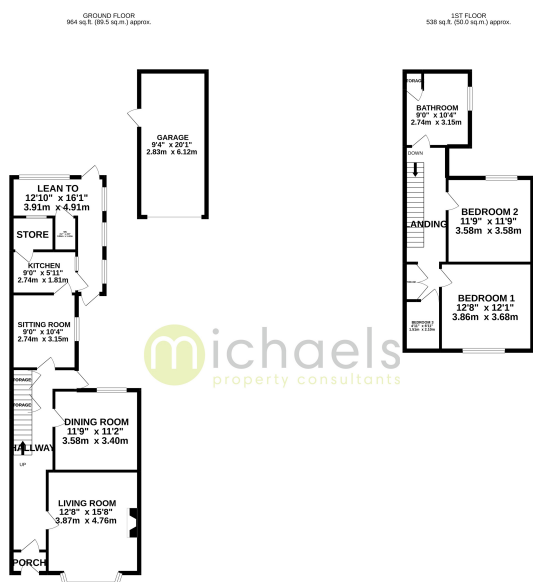
The house has a generous proportioned rear garden. Its fully enclosed by fencing and mostly laid to lawn. As you step out of the patio door there is an area which has been slabbed creating a patio area. There is a side gate creating access from front to rear, as well as a drive way with off road parking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

### Agents Note

Bedroom three is currently a small room, this space would certainly benefit from some reconfiguration to adapt the size making this a more useable space as a bedroom.

# Property Details.

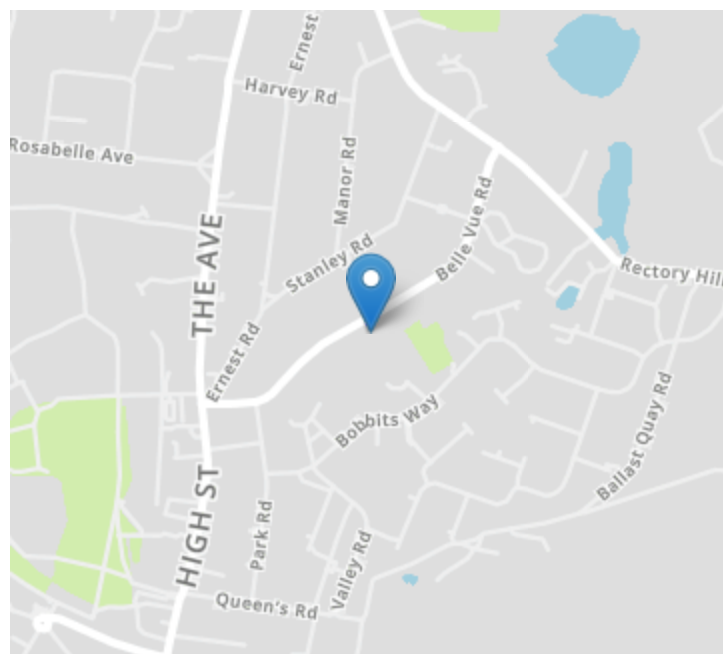
## Floorplans



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TOTAL FLOOR AREA: 1502 sq ft (139.5 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements, dimensions, volumes, locations and other data are approximate and should not be relied upon for any legal purposes. The services, systems and appliances shown have not been tested and no guarantee is made for their operation or maintenance.

## 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.

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