



- Three Bedroom Semi Detached House
- Recently Refurbished Throughout
- Modern Living Accommodation
- Two Reception Rooms & A Conservatory
- Double Glazed & Gas Central Heating
- Log Burner
- Low Maintenance Rear Garden With Fish Pond
- Kitchen With Breakfast Bar
- Walking Distance To Wivenhoe Train Station & Waterfront

## 50 Rosabelle Avenue, Wivenhoe, Colchester, Essex. CO7 9NZ.

A beautiful family home that has been renovated by the current owners also offering potential to extended to the side subject to planning. This modern semi detached house offers ample living accommodation for all the family. Highlights include, log burner, two reception rooms and conservatory, breakfast bar to the kitchen, three bedrooms family bathroom, the rear garden has recently been landscaped and offers low maintenance. Ideally positioned in the heart of Wivenhoe within easy reach to the University of Essex, train station and water front. Early viewings highly advised to fully appreciate what this property has to offer.



# Property Details.

## Ground Floor

### Porch

UPVC front door opening into the the porch with a further composite door opening into the hallway.

### Entrance hall

3.35m x 2.07m (11' 0" x 6' 9") Radiator, wall mounted thermostat, stairs raising to first floor, doors leading to:

### Dining Room

3.35m x 3.32m (11' 0" x 10' 11") Double glazed windows to front and side, UPVC patio door to side, radiator, open plan onto the kitchen.

### Kitchen



3.08m x 2.61m (10' 1" x 8' 7") Double glazed window to side, UPVC door to rear, ceiling mounted smoke alarm, fitted modern kitchen including a range of base units and draws, wall mounted units, tiled splash, laminate work surface, integrated hob, oven, one and half bowl sink with left hand drainer, fridge/freezer, dish washer and washing machine.

### Living Room



4.16m x 3.80m (13' 8" x 12' 6") Double glazed patio door opening onto the conservatory, radiator, log burner, tiled heath.

## Conservatory



6.18m x 3.02m (20' 3" x 9' 11") Double glazed windows to side and rear, French doors opening onto rear garden, radiator, wall light.

## First Floor

### Landing

2.59m x 2.52m (8' 6" x 8' 3") Airing cupboard, Loft access ( part boarded, insulated, and light) doors leading to:

### Bedroom One



3.59m x 3.30m (11' 9" x 10' 10") Double glazed window to rear, radiator, built in wardrobe, space for double bed and furniture.

# Property Details.

## Bedroom Two



3.39m x 3.11m (11' 1" x 10' 2") Double glazed windows to rear and side, radiator, built in wardrobe space for double bed and furniture.

## Bedroom Three



2.59m x 2.45m (8' 6" x 8' 0") Double glazed window to front, radiator, fitted wardrobe, space for single bed currently used as an office.

## Family Bathroom



2.37m x 1.67m (7' 9" x 5' 6") Double glazed obscure window to front, towel rail, tiled floor and part tiled walls, ceiling mounted fan, free standing vanity unit with wash hand bowl, low level WC panelled bath with ceiling mounted shower.

## Outside

### Rear Garden



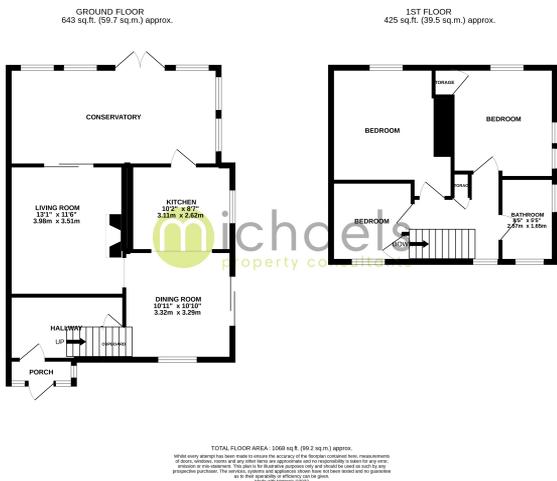
A recently landscaped rear garden with fish pond, mainly laid to decking and tiled patio, remainder laid to stone and lawn, retained by privacy fencing and hedging, side access via gate.

### Frontage

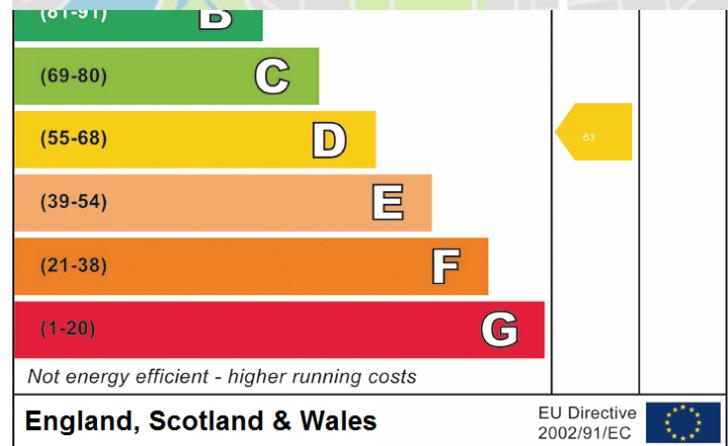
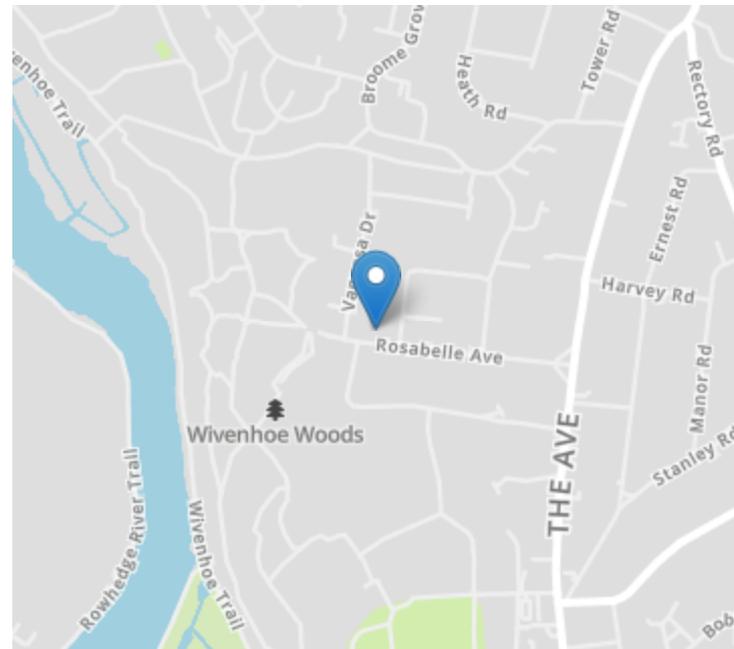
A generous front garden laid to lawn with low level brick wall and hard standing pathway to front door.

# Property Details.

## Floorplans



## 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.