

oakheart

£325,000

Guide Price  
Rosabelle Avenue, Wivenhoe



Guide Price: £325,000 - £350,000.

A versatile four-bedroom semi-detached home, situated in the highly sought-after area of Wivenhoe. Boasting a prime location, residents can indulge in picturesque walks along the renowned Wivenhoe Trail, while also enjoying easy access to local pubs, restaurants, and the convenience of Wivenhoe Train Station.

Currently configured as two separate flats, each comprising two bedrooms, this property offers immense flexibility to its occupants. Whether utilised as a spacious family home or as two distinct rental units, this residence presents an opportunity for comfortable living or lucrative investment.

The ground floor of this property features an inviting entrance hall, complemented by a bathroom and a separate WC for added convenience. A well-equipped kitchen provides the perfect space for culinary endeavors, while the adjacent living/dining area offers a cozy ambiance for relaxation and entertaining. Two generously sized bedrooms complete this level, offering ample accommodation options.

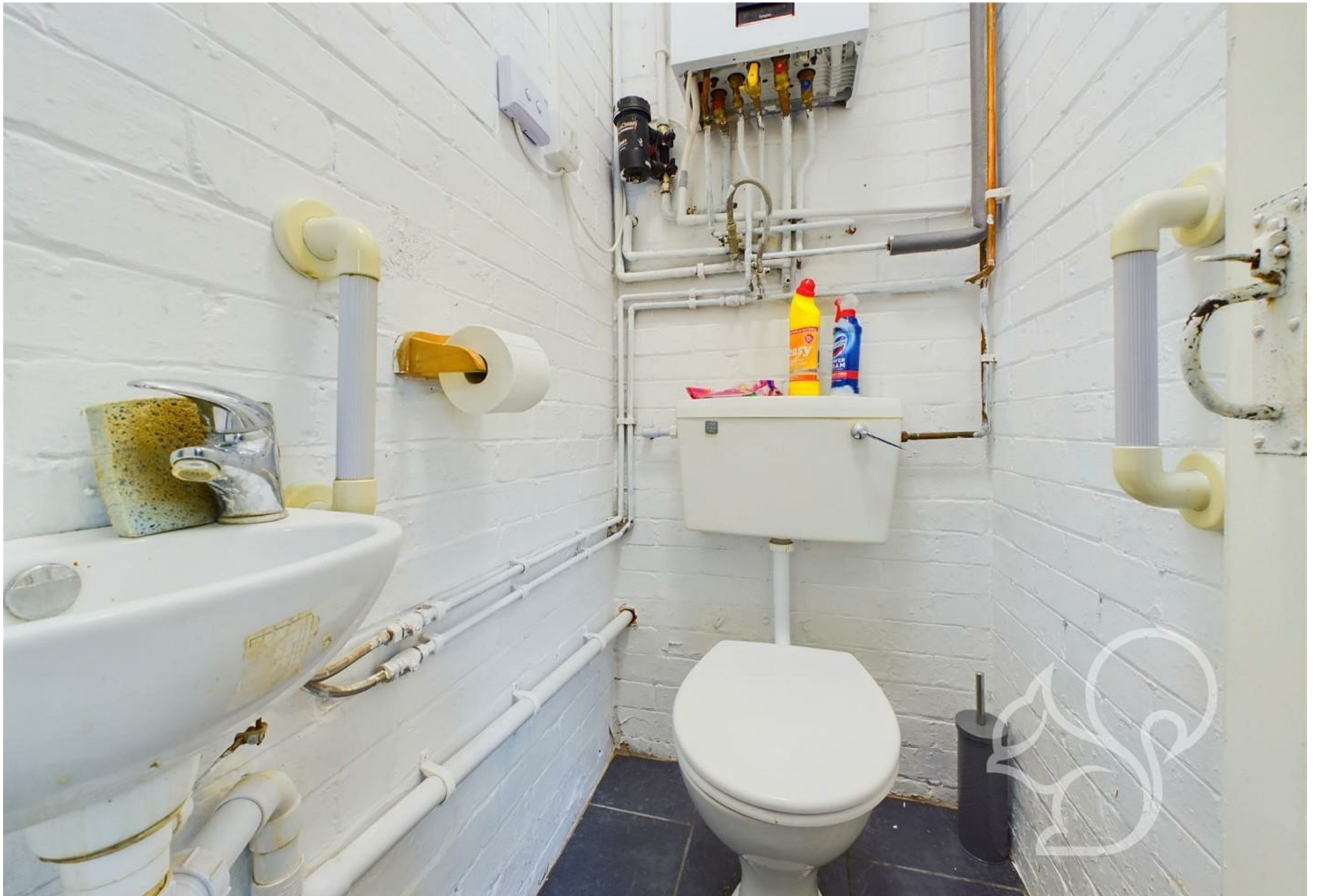
Ascending to the first floor via a convenient landing, you'll find another kitchen/living area, perfectly suited for additional living space or as part of the second flat arrangement. Two further bedrooms provide comfortable quarters for occupants or tenants alike.

Externally, the property boasts a large front garden predominantly laid with lawn, offering a charming welcome to the home. The rear garden, featuring a combination of patio and lawn, provides an ideal outdoor retreat for leisure and enjoyment.





















Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

86.41 m<sup>2</sup>

930.14 ft<sup>2</sup>

Reduced headroom

1.43 m<sup>2</sup>

15.38 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

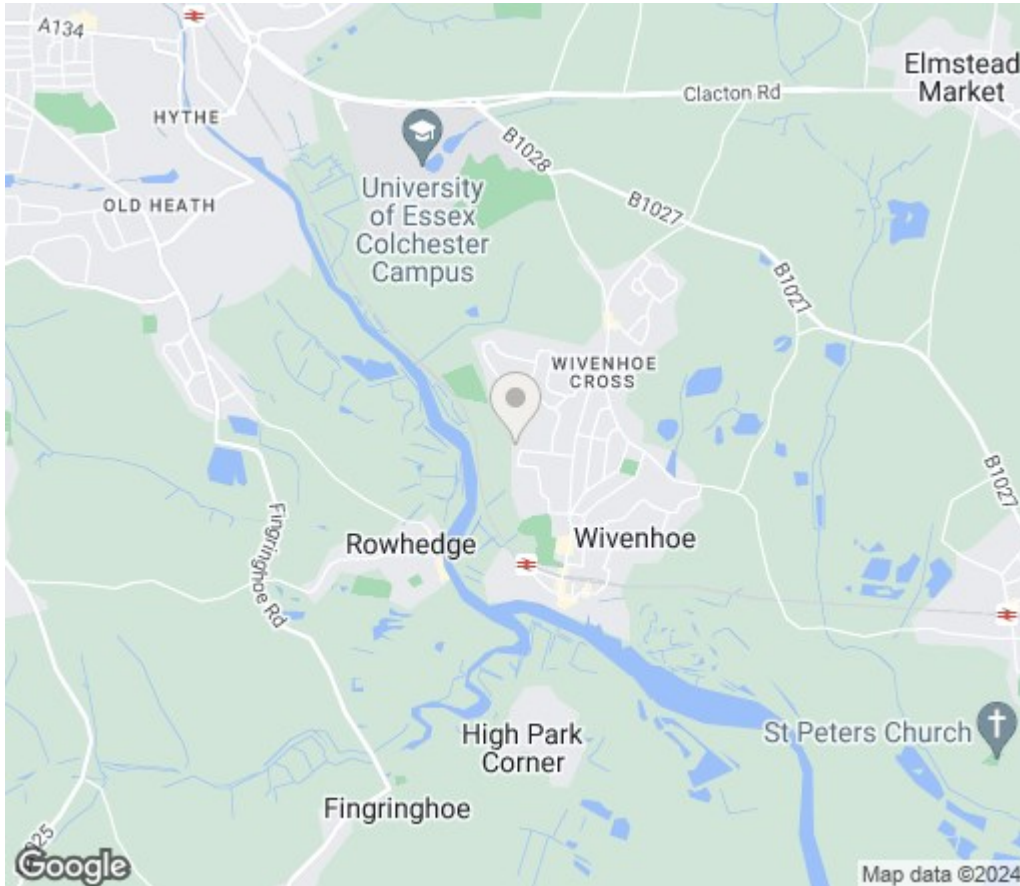
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360


Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
B



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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