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property consultants

- Popular Village Of Rowhedge
- Tastefully Decorated & Finished Throughout
- Within Close Proximity Of Colchester's City Centre, Amenities & Station
- Two Well Portioned Bedrooms
- Striking Distance Of Local Amenities, River Colne & Public Housing
- Exceptionally Presented And Upgraded Throughout
- Open Plan Living Room/Dining Area
- Newly Fitted Bathroom Suite
- Courtyard Style Low Maintenance Garden With Access To Car Port
- Boiler Fitted Last Year

1a Parkfield Street, Rowhedge, Colchester, Essex. CO5 7EL.

****£260,000-£270,000 Guide Price**** Nestled in the picturesque village of Rowhedge, this ideal two-bedroom terrace house offers a delightful blend of comfort and convenience and has recently undergone full renovation from the current owners. The property is perfectly located, with easy access to local amenities and the scenic River Colne, making it an ideal choice for families seeking a serene yet well-connected lifestyle.



Call to view 01206 576999



Property Details.

Ground Floor

Hallway

Main entrance door into hallway, oak effect wood flooring throughout, storage cupboard, understairs stairs storage cupboard, radiator, door to:

Cloakroom

Low level W.C, vanity wash unit, tiled flooring, window to front aspect.

Living Room/Dining Area



13' 4" x 12' 9" (4.06m x 3.89m) Oak effect wood flooring, x2 radiators, new French doors to rear aspect, open access into:

Kitchen



7' 2" x 6' 9" (2.18m x 2.06m) Full range of eye level base units, cupboards and work surfaces, space for washing machine, fridge/freezer, tiled walls, splash black and flooring, inset sink/drain, four ring gas hob with electric fan assisted oven and extractor above.

First Floor

Landing

Access to partially boarded loft space, oak effect flooring, access to:

Bedroom One



13' 5" x 9' 4" (4.09m x 2.84m) Inset wardrobes, radiator, window to rear aspect with church views.

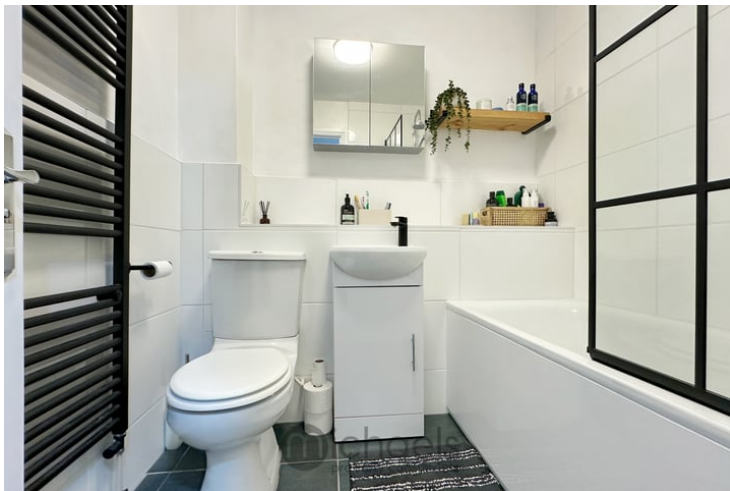
Property Details.

Bedroom Two



9' 8" x 7' 8" (2.95m x 2.34m) Window to front aspect, inset storage cupboard, radiator.

Bathroom



6' 5" x 6' 4" (1.96m x 1.93m) Panelled bath with shower fitted above, low level W.C, vanity wash basin, tiled walls and flooring, matt finish wall mounted radiator.

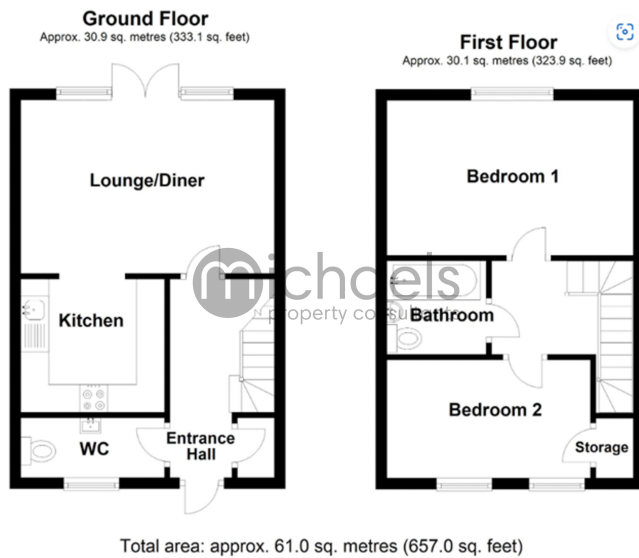
Outside



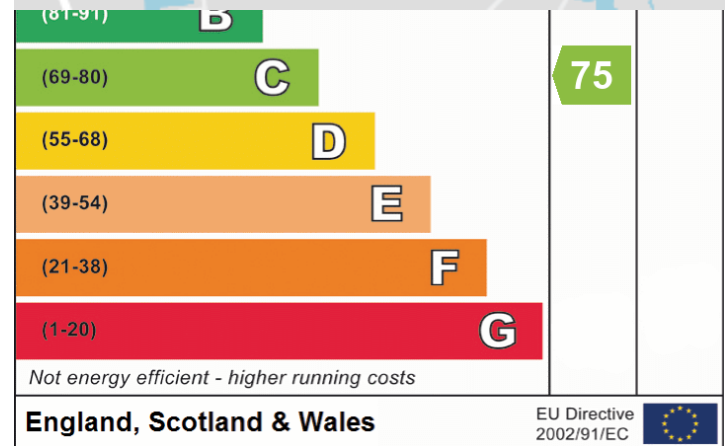
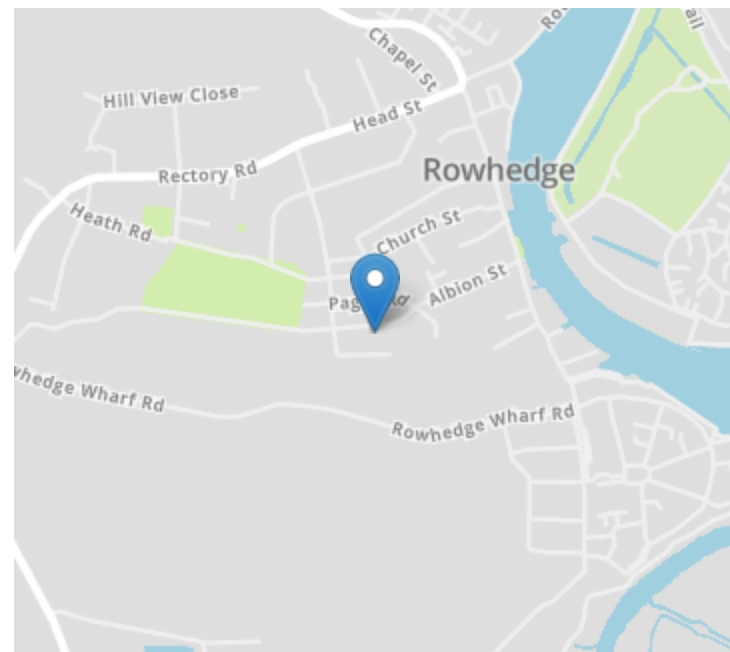
One of the standout features of this property is the fully enclosed, private courtyard-style garden with direct access to a carport, offering a secure parking space for one vehicle. This outdoor space is perfect for relaxation and outdoor activities, ensuring your family can enjoy the fresh air and sunshine in complete privacy.

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.