



- Rowhedge Village Location
- Two Bedroom Cottage
- Two Reception Rooms
- Country Style Kitchen
- Tiled Bathroom Suite
- Private Garden
- Off Road Parking
- Close To Amenities And Local Infant And Primary School

9 Chapel Street, Rowhedge, Colchester, Essex. CO5 7JS.

Positioned in the peaceful village of Rowhedge, to the South-East of Colchester, this deceptive two bedroom cottage built in the 1800's is tucked away down a private lane. Within close proximity of the village's excellent local amenities, ranging from local co-operative, excellent bus transport links to Colchester's vibrant Town Centre and also a local pub featuring yearly regattas, Rowhedge offers any prospective purchaser an idyllic village lifestyle. This quaint cottage's ground floor accommodation features two well proportioned reception rooms, a fitted kitchen designed to one of a country style and a tiled bathroom suite.



Property Details.

Reception Room/Entrance Room



7' 3" x 11' 6" (2.21m x 3.51m) Double glazed window to front aspect, entrance door, tiled floor, radiator, vaulted ceiling, two velux windows, feature window opening onto living room, door way leading to living room.

Living Room



12' 11" x 9' 9" (3.94m x 2.97m) Stairs rising to first floor, cast iron fire place, T.V and phone points, radiator, door leading to kitchen.

Kitchen



11' 8" x 8' 4" (3.56m x 2.54m) Double glazed window to side aspect, a range of base units with roll edge work tops over, inset stainless steel sink and drainer, four ring gas hob, electric oven, space for fridge freezer, plumbing for washing machine, tiled floor, tiled splash backs, leading to rear lobby.

Rear Lobby

Tiled flooring, radiator, door leading to rear garden, door to garden.

Family Bathroom



Frosted double glazed window to rear aspect, low level WC, wash hand basin, panel bath with hot and cold taps, electric power shower over, wall mounted boiler, tiled floor and fully tiled walls.

Property Details.

First Floor

Bedroom One



7' 9" x 12' 0" (2.36m x 3.66m) Double glazed window to rear aspect, radiator.

Bedroom Two



9' 7" x 10' 10" (2.92m x 3.30m) Single glazed window to front aspect, built in wardrobes, stripped wood flooring, radiator.

Outside and Parking



To the front there is a generous driveway offering private off street parking for two cars. To the side there is gated access leading to the rear garden.

The rear garden offers a generous lawn area, garden tap, purpose built shed to remain, fully enclosed by panel fencing, in common with many houses of this era, that the neighbours have a right of way through the garden but is very seldom used.

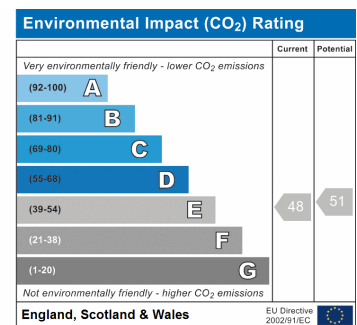
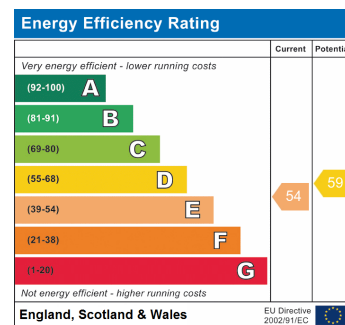
Property Details.

Floorplans

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.