



- Two-bedroom mid-terrace home
- Located in the popular village of Rowhedge
- Close to riverfront walks and annual regatta
- Strong community feel with local pubs and amenities
- Bus links to Colchester city centre
- Entrance hall with stairs to first floor
- Spacious living room with feature fireplace
- Kitchen/diner with access to rear garden
- Two double bedrooms and first-floor bathroom
- Private enclosed rear garden and on-street parking

52 Rectory Road, Rowhedge, Colchester, Essex. CO5 7HX.

Two Bedroom Mid-Terrace Home – Rectory Road, Rowhedge, CO5
No Onward Chain Location: Situated in the heart of Rowhedge village, close to the riverfront and its scenic walks. The village is well known for its annual regatta and strong sense of community, offering local pubs, amenities, primary schooling, and a bus network providing access to the city centre. Countryside walks are nearby, including the neighbouring village of Fingringhoe.



Property Details.

Ground Floor

Entrance Hall

Living Room



13' 4" x 12' 2" (4.06m x 3.71m)

Kitchen/Dining Room



15' 2" x 10' 3" (4.62m x 3.12m)

First Floor

Landing

Bedroom One



15' 2" x 10' 3" (4.62m x 3.12m)

Property Details.

Bedroom Two



13' 4" x 8' 6" (4.06m x 2.59m)

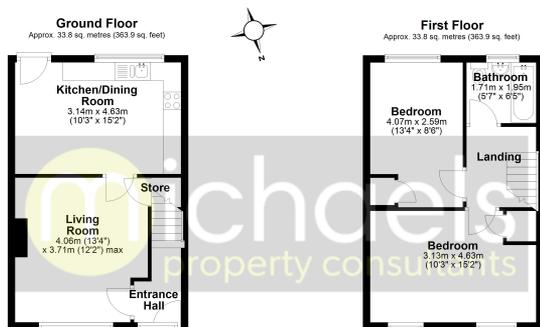
Bathroom



6' 5" x 5' 7" (1.96m x 1.70m)

Property Details.

Floorplans



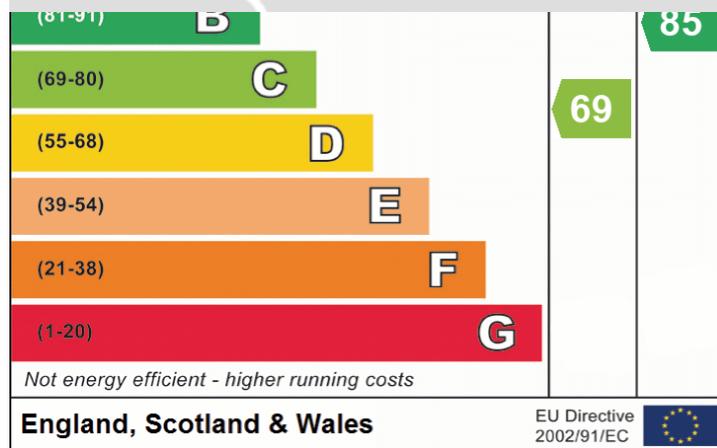
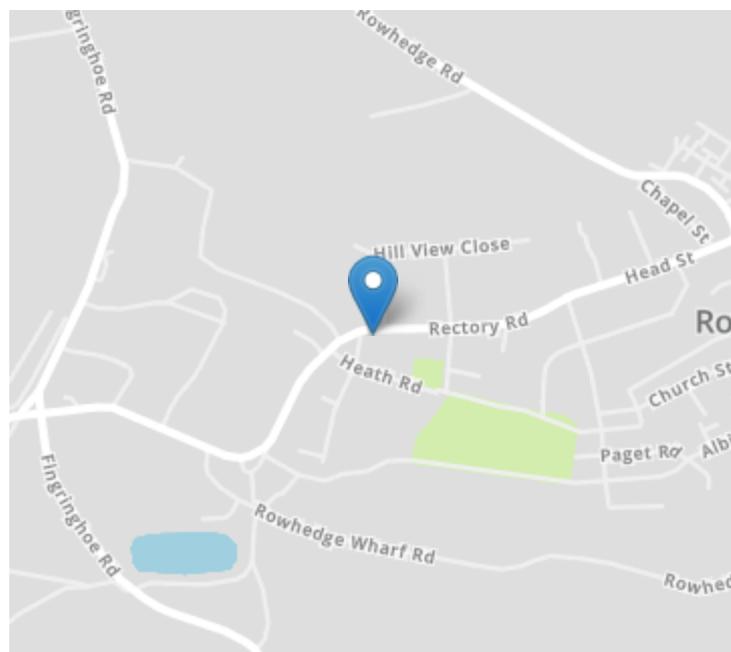
Total area: approx. 67.6 sq. metres (727.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closetboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Rectory Road, Rowhedge

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.

