



- GUIDE PRICE £270,000 - £280,000
- Newly Built End Of Terrace Home
- Two Good Sized Bedrooms
- Generous Living Room With Box Bay Window
- Kitchen/Diner With Utility Room
- Downstairs Cloakroom, En Suite & Family Bathroom
- Private Garden
- Carport And Garage

10 Marina Walk, Rowhedge, Colchester, Essex. CO5 7DL.

Residing in the stunning and beautiful waterside village of Rowhedge within walking distance to the heart of the village and its vibrant lifestyle offering a range of local shops, public houses and a very sought after primary school, is this superb example of a newly built end of terrace house built by very reputable national house builders 'Bloor Homes'.



Property Details.

Ground Floor

Entrance Hall

Generous under stairs storage cupboard, radiator

Living Room



17' 0" x 13' 4" (5.18m x 4.06m) With Box bay window to side aspect, stairs rising to first floor, two radiators, TV and phone points.

Kitchen



10' 11" x 9' 10" (3.33m x 3.00m) French doors to side, a range of base and eye level units with work surface over, inset one and a half bowl sink unit with tap and drainer, integrated electric oven, induction hob with stainless steel hood over, integrated fridge/freezer and dishwasher.

Utility Area

A range of base level units with work surface over with integrated washing machine under, cupboard housing the gas combi boiler, radiator.

WC

WC, pedestal wash hand basin, radiator.

First Floor

Landing

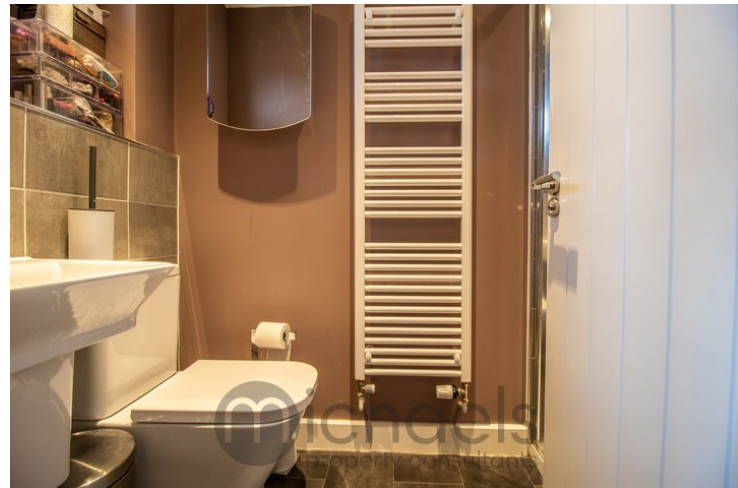
UPVC window to side, loft access, storage cupboard, doors leading to;

Bedroom One



10' 6" x 9' 2" (3.20m x 2.79m) UPVC window to side, radiator, door leading to;

En-Suite



Low level WC, pedestal wash hand basin, fully tiled walk double shower cubicle, part tiled walls, chrome heated towel rail.

Property Details.

Bedroom Two



9' 10" x 9' 5" (3.00m x 2.87m) UPVC window to side aspect, built in cupboard, radiator.

Bathroom



Low level WC, vanity wash hand basin, panel bath with mixer taps and shower over, part tiled walls, chrome heated towel rail.

Outside, Garage & Parking



The rear garden comprises of a generous patio area, garden tap, remainder predominately laid to lawn, secure gate to rear, fully enclosed by panel fencing and brick built wall with access to carport.

Garage



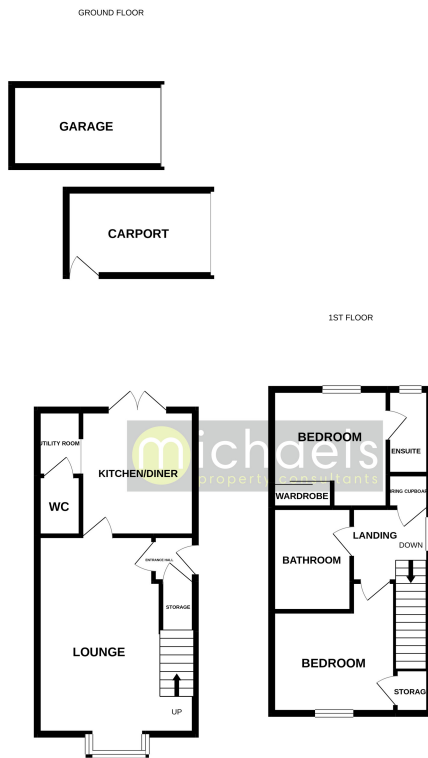
The property benefits from a garage with up and over door and parking in front. (which is located under the coach house to the rear of the property.)

Maintenance Charge

The property is a freehold property with a communal maintenance fee payable of approx. £120 per annum.

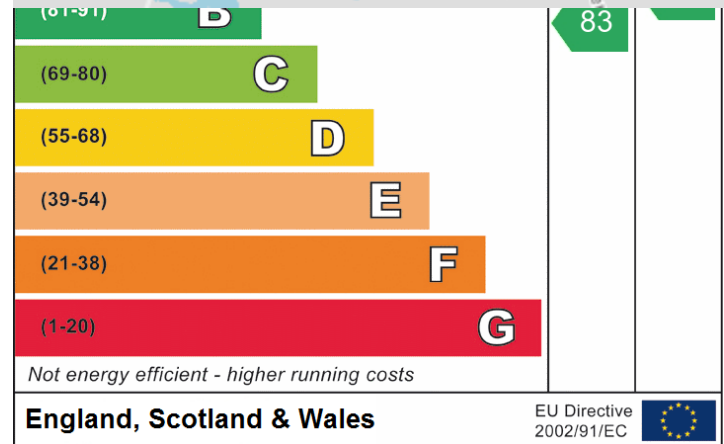
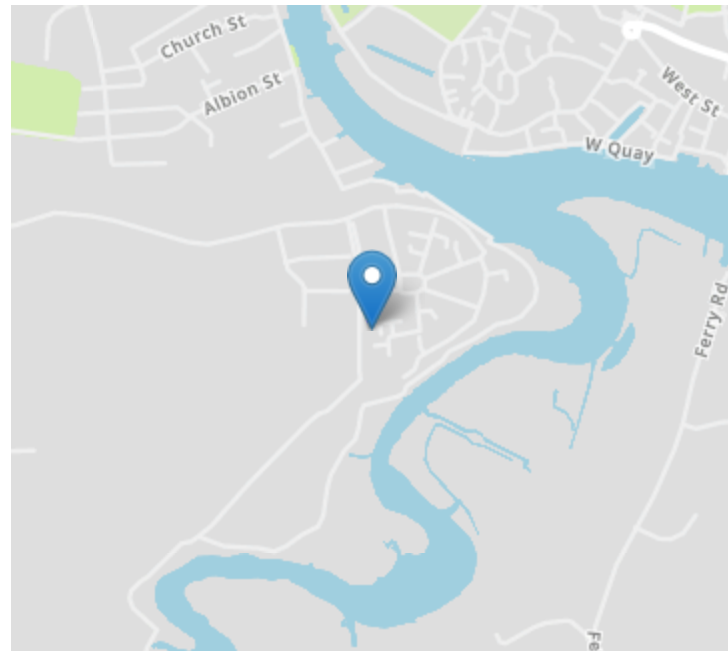
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagix ©2021

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.