



- Deceptively Spacious Two Bedroom Semi-Detached Home
- Presented To Market In First Class Order With Contemporary Finishing
- High Specification Kitchen With Integrated Appliances
- Moments From Rowhedge Centre - Home To An Array Of Amenities
- Allocated Parking For Two Cars With Further Visitors Spaces
- Downstairs Cloakroom & Family Bathroom
- Two Well Portioned Bedrooms
- No Onward Chain
- Open Plan Living Accommodation
- Unrestricted Views From The Master Bedroom

## 8 Rowhedge Wharf Road, Rowhedge, Colchester, Essex. CO5 7DX.

\*Guide Price £300,000 - £325,000\* Located on the ever popular Rowhedge Wharf development to the South-East of Colchester and offering the perfect combination of modern day living and village amenities, is this exceptionally well presented two bedroom semi-detached home. Presented to market in first class order and a stones throw away from the beautiful waterside, with views of Wivenhoe and a short stroll to Rowhedge centre, offering variety of locally run village pubs and a co-operative store, it offers an idyllic village lifestyle.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Hallway

UPVC entrance door to front aspect,, radiator, stairs to first floor, further door to:

### Living Room/Kitchen/Dining Area



19' 9" x 19' 6" (6.02m x 5.94m) Full range of eye level modern units and work surfaces over, stainless steel sink with mixer tap over, inset four ring electric hob, integrated appliances - dishwasher, oven and fridge/freezer, extractor fan, inset spot lights and stacked shelving. UPVC French doors leading out to private rear garden, opening to dining area, living room, radiator, UPVC window to front aspect.

## Downstairs Cloakroom



Vanity wash basin, radiator, grey tone tiles, low level W.C.

## First Floor Landing

### Landing

Stairs to ground floor, loft access above, further doors to:

### Bedroom One



15' 9" x 8' 9" (4.80m x 2.67m) UPVC window to front aspect, inset built in mirror front wardrobe, radiator.

# Property Details.

## Bedroom Two



10' 5" x 9' 7" (3.17m x 2.92m) UPVC window to rear aspect, radiator.

## Bathroom



7' 7" x 5' 5" (2.31m x 1.65m) Low level W.C, vanity wash basin, panelled enclosed bath with shower attachment, low level W.C, chrome heated towel rail, obscure double glazed window to rear aspect.

## Outside

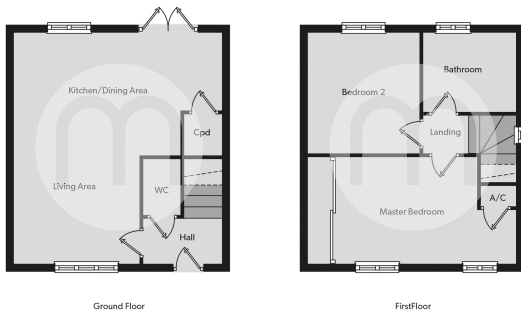


This beautiful home benefits from a fully enclosed private rear garden, with boundaries formed by panelled fencing and the remainder of the garden laid to lawn. The garden also benefits from gated side access. Further to the rear accessed via a private path are two allocated parking spaces in tandem style.

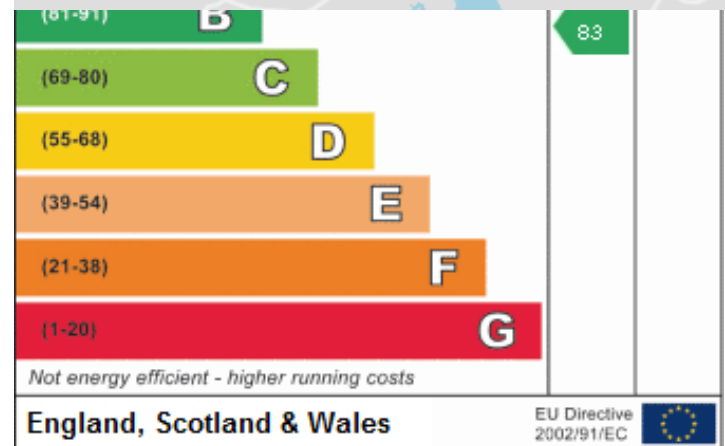
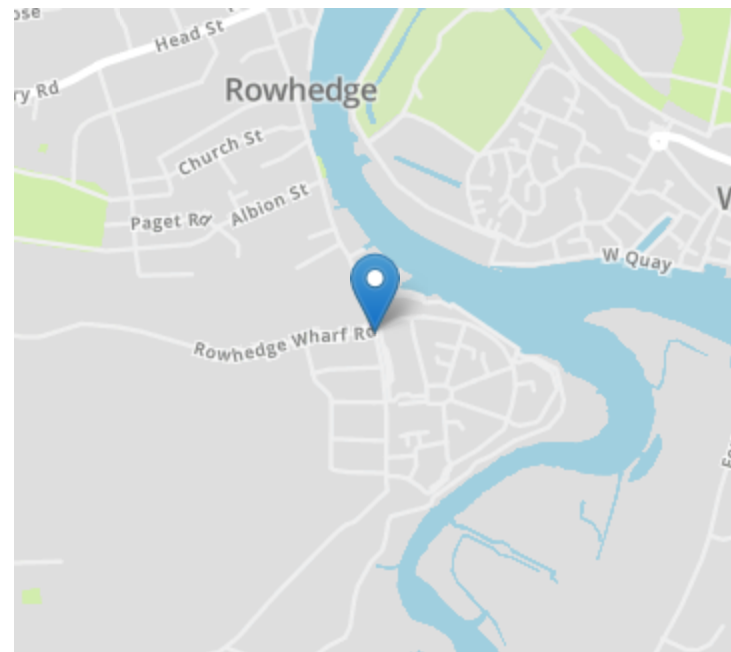
To the front of the property it offers a small area of frontage, featuring plants and borders. The property is also within walking distance to the River Colne, featuring beautiful panoramic views of Wivenhoe.

# 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.