



- Two Bedroom Terraced Home
- Rowhedge Location
- Picturesque Waterfront Position
- Modern Fittings & Feature Wall Panelling
- Living Room
- Kitchen-Diner With Integrated Appliances
- Utility Space & Ground Floor W.C.
- Two Double Bedrooms
- En-Suite & First Floor Bathroom
- Private & Enclosed Rear Garden
- Allocated Parking

14 Waterfront Promenade, Rowhedge, Colchester, Essex. CO5 7BB.

A special two bedroom home, positioned on the scenic river bank of the River Colne, with striking and stunning views across to Wivenhoe and offering any prospective homeowner peace and tranquillity within their next home. Occupying a favourable position within the village of Rowhedge and within the Rowhedge Wharf development, high interest levels are expected from the outset. Complete with; a large reception room, modern fitted kitchen-diner, utility space, ground floor cloakroom, two double bedrooms, en-suite shower room and family bathroom. The property is also further enhanced with a private and enclosed rear garden and allocated parking.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, stairs to first floor, door leading into:

Reception Room



14' 6" x 10' 5" (4.42m x 3.17m) UPVC window to front aspect, radiator, door leading into:

Kitchen/Dining Area



10' 6" x 10' 4" (3.20m x 3.15m) A modern fitted kitchen comprising of; a range of fitted base and eye level units with worksurfaces over, inset sink, drainer and tap over, inset hob with extractor fan over, oven and grill, fridge & freezer, dishwasher, wood effect flooring, window and patio doors to rear aspect, radiator, opening to:

Utility Area

Wall mounted cupboard housing boiler, washing machine (space and plumbing for), door to:

Cloakroom

W.C., wash hand basin, radiator

First Floor

Landing

Access to loft hatch, stairs to ground floor, door to:

Bedroom One



8' 9" x 8' 2" (2.67m x 2.49m) UPVC window to rear aspect, radiator, sliding wardrobes, door to:

En Suite



9' 0" x 4' 8" (2.74m x 1.42m) Low level W.C, wash basin, shower cubicle, obscured window to rear aspect, radiator

Property Details.

Bedroom Two



11' 7" x 8' 2" (3.53m x 2.49m) UPVC window to front aspect, radiator, built in wardrobe

Family Bathroom



Panelled bath tub with shower attachment and screen over, W.C., wash basin, radiator, wall mounted mirror

Outside, Garden & Parking



Patio doors lead out from the kitchen to a private and enclosed rear garden, complete with an expansive patio and artificial lawn ensures the garden remains low maintenance. Secure gated rear access leads to a private parking area, where allocated parking can be found. Positioned across the river front, slightly down from the front of the property, you will find additional visitors parking.

Additional Information

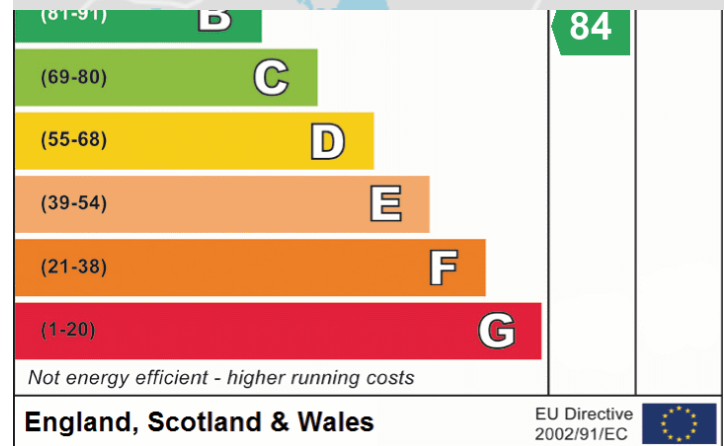
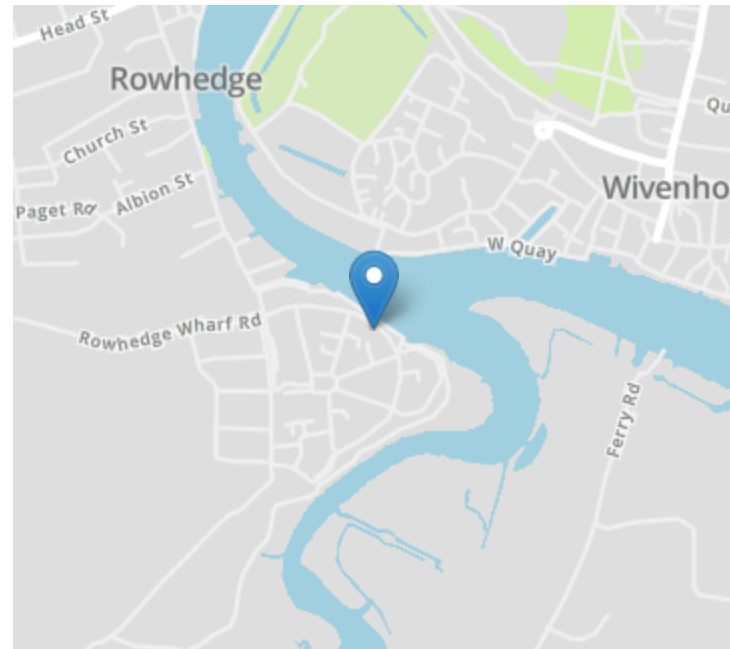


Please be advised that this property has an estate charge applicable/payable per annum. This charge contributes to the upkeep of the immediate development, its amenities and surrounding area. We advise all interested parties to confirm the fee payable and legal set up with their appointed conveyancer, at an early stage of their purchase to prevent any discrepancy. All information provided is provided in good faith by our clients and to the best of their ability.

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.