



- Striking Distance Of Local Amenities, River Colne & Public Housing
- Exceptionally Presented And Upgraded Throughout
- Popular Village Of Rowhedge
- Two Generous Reception Rooms
- Charming With An Array Of Period Features Throughout
- Within Close Proximity Of Colchester's City Centre, Amenities & Station
- Two Well Portioned Bedrooms
- A Suitable First Time Purchase

### 5 Church Street, Rowhedge, Colchester, Essex. CO5 7EX.

Nestled in the picturesque village of Rowhedge, this charming two-bedroom terraced house offers a delightful blend of comfort and convenience. Ideally situated, the property provides easy access to local amenities and the scenic River Colne making it a perfect choice for those seeking a quiet yet well-connected lifestyle.



# Property Details.

## Ground Floor

### Living Room



11' 10" x 10' 10" (3.61m x 3.30m)

### Kitchen



11' 10" x 10' 10" (3.61m x 3.30m)

### Dining Room



8' 10" x 6' 3" (2.69m x 1.91m)

## First Floor

### Landing

### Bedroom One



12' 10" x 11' 10" (3.91m x 3.61m)

# Property Details.

## Bedroom Two



11' 10" x 7' 0" (3.61m x 2.13m)

## Bathroom



8' 10" x 6' 3" (2.69m x 1.91m)

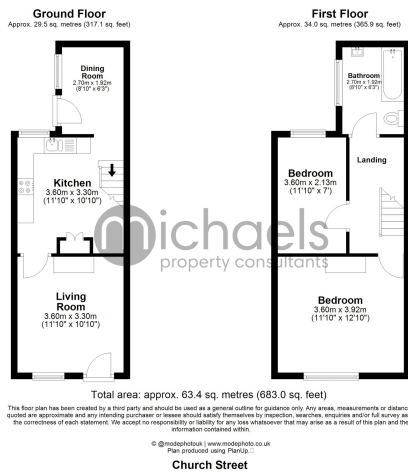
## Outside



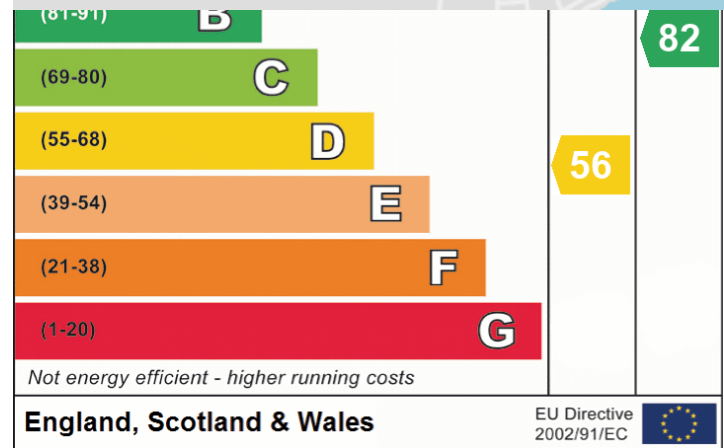
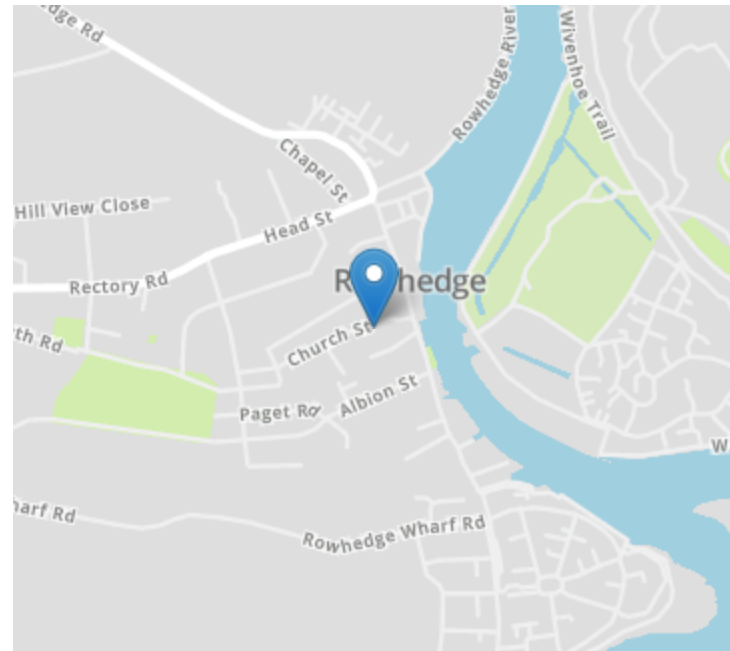
Outside, the property features a private, low-maintenance courtyard-style garden, enclosed by panelled fencing and laid to patio, perfect for outdoor relaxation. On-street parking is available at the front of the property for residents.

# 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.