



- Guide Price £240,000 - £250,000
- Charming, Well Presented Three Bedroom Terraced House
- Delightful Position In Rowhedge
- Walking Distance To Village's Superb Facilities & River Front
- Two Reception Rooms
- Modern Fitted Kitchen & Bathroom
- Well Proportioned Bedrooms
- Attractive Rear Garden

54 Regent Street, Rowhedge, Colchester, Essex. CO5 7EA.

Guide Price £240,000 - £250,000 This spacious, charming two/three bedroom terraced property resides in a delightful position in the sought after village of Rowhedge, within striking distance of the river front and the village's superb array of local shops, pubs, restaurants and primary school. The property is presented to the market in excellent decorative order throughout and offers two reception rooms, a modern fitted kitchen, stylish bathroom and three well proportioned bedrooms (the third being off of the second). Outside there is an attractive private garden to the rear and on street parking to the front. Early viewings are highly recommended to avoid much disappointment.



Property Details.

Ground Floor

Living Room



12' 5" x 11' 3" (3.78m x 3.43m) UPVC window to front, radiator, feature fireplace, door to:

Dining Room



13' 8" x 12' 3" (4.17m x 3.73m) Laminate wood flooring, radiator, feature fireplace, storage cupboard, staircase to first floor, door to:

Kitchen



12' 2" x 7' 8" (3.71 m x 2.34m) Range of modern fitted base and eye level units with working surfaces to side, tiled flooring, space for electric oven, washing machine and dishwasher, built in fridge/freezer, door to:

Rear Lobby

Tiled flooring, stable doors to side, door to:

Bathroom



Tiled flooring, radiator, low level WC, pedestal hand wash basin, panel p-shaped bath with shower over, UPVC window to rear, extractor fan.

First Floor

Landing

Doors to:

Property Details.

Bedroom One



12' 5" x 11' 1" (3.78m x 3.38m) Radiator, UPVC window to front, cast iron fireplace, built in wardrobe.

Bedroom Three



12' 2" x 7' 9" (3.71 m x 2.36m) Radiator, UPVC window to rear.

Bedroom Two



12' 5" x 11' 1" (3.78m x 3.38m) Radiator, UPVC window to rear, cast iron fireplace, door to:

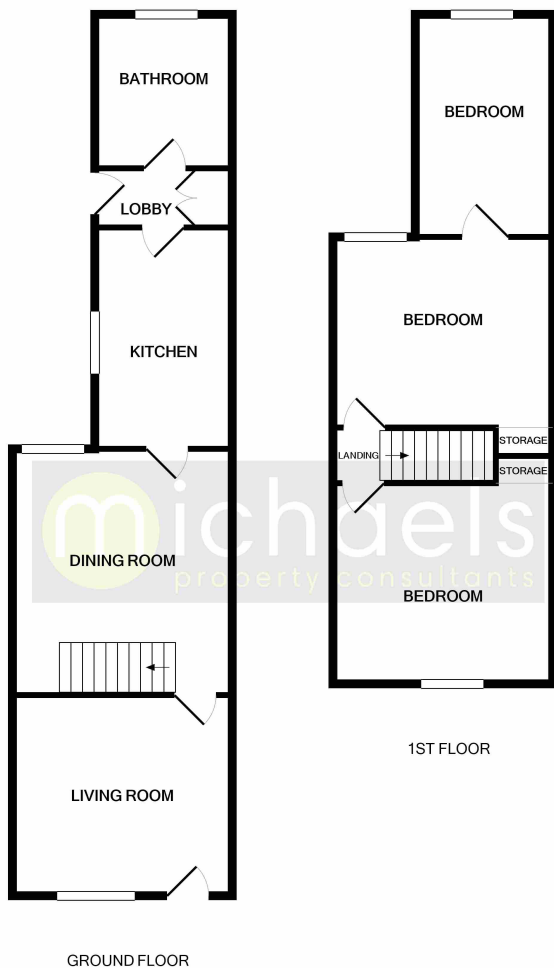
Outside



To the rear of the property there is an attractive private garden featuring a paved sun patio, the remainder is predominately laid to lawn and enclosed by panel fencing. There is also a shed to remain.

Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no 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.
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Location



Energy Ratings

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.