



- GUIDE PRICE £180,000 - £190,000
- First Floor Maisonette
- Spacious Throughout
- Two Double Bedrooms
- Open Plan Large Lounge/Diner
- Kitchen
- Garden And Parking
- Rowhedge Village Location

## 45 High Street, Rowhedge, Colchester, Essex. CO5 7ET.

GUIDE PRICE £180,000 - £190,000 A rare opportunity to purchase this spacious first floor, two double bedroom maisonette located in the highly desirable village of Rowhedge. Rowhedge offers an idyllic village lifestyle and provides a close knit community for any homeowner - it's yearly Regatta is not to be missed! Within walking distance of an array of excellent amenities ranging from a local Co-Operative store, two independent traditional village pubs - The Anchor & Ye Olde Albion and also serving a brilliant bus route providing access to Colchester's popular Town Centre. It is also within catchment of its excellent local primary school.



# Property Details.

## First Floor Maisonette

### Entrance Hall

Stairs rising to first floor and leading to:

### First Floor Entrance

Door to the front, radiator.

### Lounge



20' 4" x 10' 9" (6.20m x 3.28m) Window to the front, radiator, TV point, telephone point, serving hatch leading to the kitchen.

### Kitchen



9' 9" x 6' 10" (2.97m x 2.08m) Window to the rear, range of matching wall and base units with roll edge work surfaces over, inset ceramic sink and drainer, part tiled walls, space for washing machine, fridge/freezer and cooker.

### Bedroom One



11' 9" x 10' 2" (3.58m x 3.10m) Window to the front, walk in wardrobe, radiator.

# Property Details.

## Bedroom Two



Window to the rear, radiator.

## Bathroom



Window to the rear with opaque glass, low level WC, hand wash basin, part tiled walls, panelled bath with shower over, radiator, tiled floor.

## Rear Garden

## Front Of Property

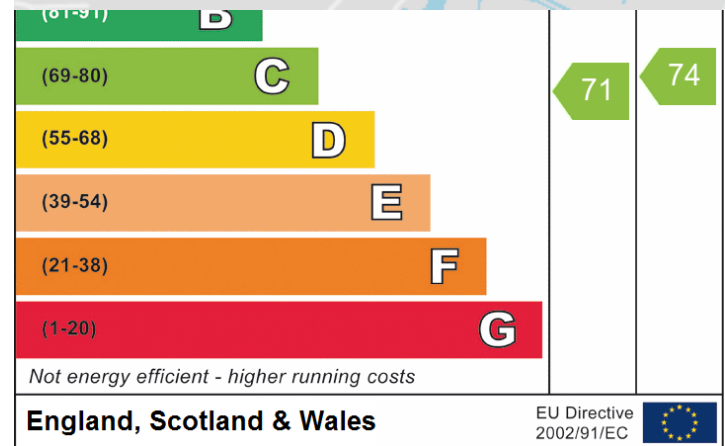
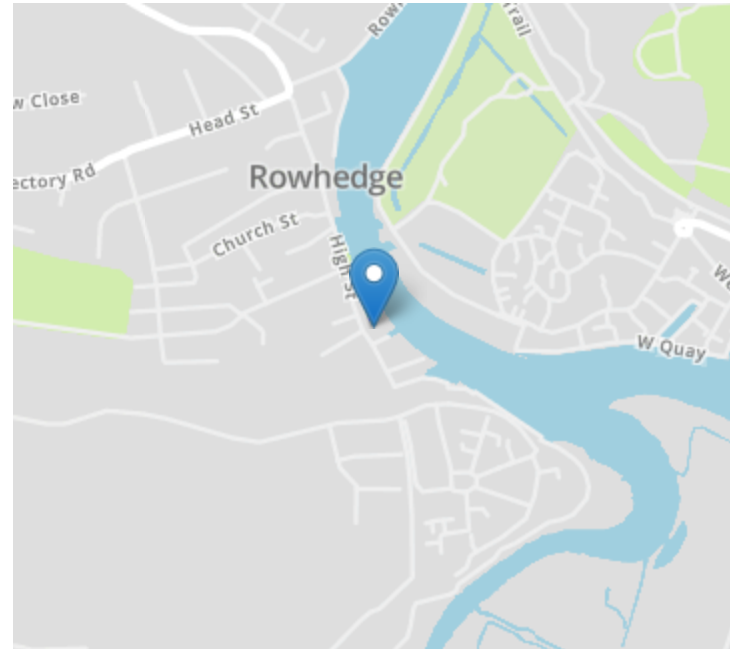


Laid to lawn with pathway leading to front door, range of parking spaces to the side of the property which are available on a first come first serve basis.

# 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.