



- Spacious Detached Bungalow
- Rowhedge Village
- Modernisation Required
- Living Room
- Fitted Kitchen,
- Two Double Bedrooms
- Family Bathroom
- Garage
- No Onward Chain

**75 Rectory Road, Rowhedge,  
COLCHESTER, Essex. CO5 7HY.**

Situated in the ever popular village of Rowhedge, within easy access of an array of excellent local amenities ranging from local convenience stores, bus links to Colchester's Town Centre and Village pub, this spacious two bedroom detached bungalow would make the ideal home with light refurbishment. This property requires modernisation and sits on a generous plot, with a spacious front garden an off road parking for multiple vehicles, as well as a sizeable private rear garden. The internal accommodation consists of two double bedrooms, family bathroom, fitted kitchen and living room.



# Property Details.

## Ground Floor

### Entrance Hall

UPVC entrance door to front aspect, built in cupboard.

### Living Room



17' 6" x 10' 5" (5.33m x 3.17m) UPVC window to front aspect, x2 radiator, feature electric fire place and french doors to rear aspect leading to rear garden, variety of communication input/outputs

### Kitchen



10' 7" x 9' 0" (3.23m x 2.74m) Variety of fitted base and eye level units with roll top working surfaces over and tiled splash backs, inset stainless steel sink, drainer with mixer tap over, space for freestanding electric oven (to remain), space for fridge/freezer (to remain) and further appliances, UPVC window to rear aspect and UPVC door to rear aspect leading to rear garden

### Family Bathroom



Obscure UPVC window to side aspect, panel bath, pedestal wash hand basin, W.C

# Property Details.

## Master Bedroom



12' 9" x 10' 8" (3.89m x 3.25m) UPVC window to front aspect, built in storage cupboard, radiator

## Bedroom Two



10' 8" x 9' 7" (3.25m x 2.92m) UPVC window to rear aspect, x2 radiators, gas wall mounted boiler

## Outside, Parking & Garage

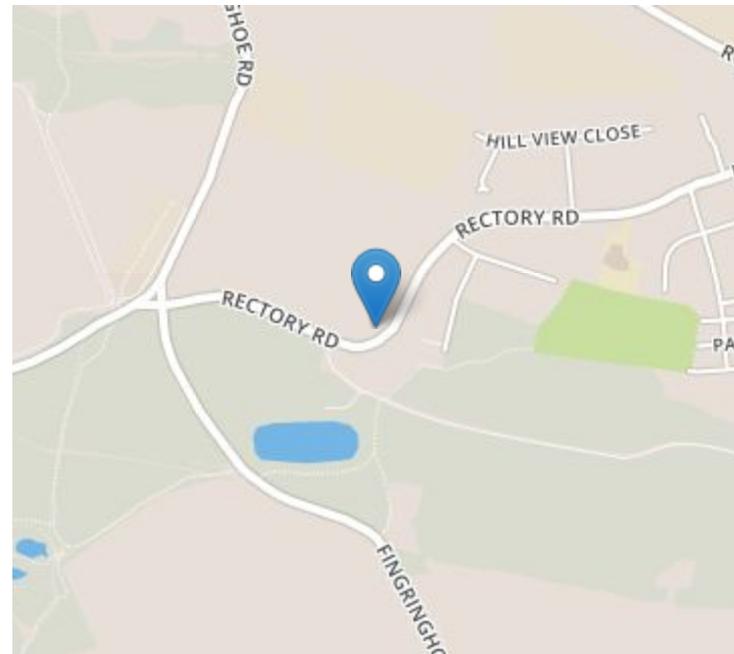


The property sits on an very generous plot and therefore comes with excellent frontage, with the bungalow at a low gradient providing maximum privacy from the road. The front garden consists of a large driveway, ideal for multiple cars and is enclosed by a small brick wall and mature shrubs and plants and the remainder laid to lawn. There is side access which leads to detached garage with double doors. There is a generous private rear garden, which features a large patio area, with the remainder laid to lawn. The boundaries are formed by panel fencing and conifers to the rear, leading on to open fields.

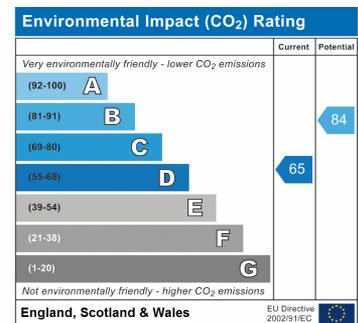
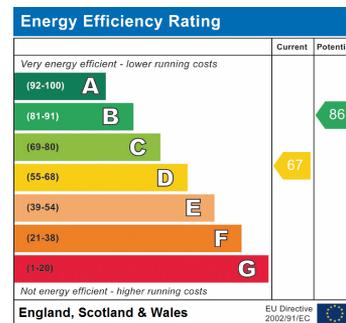
# Property Details.

## Floorplans

## 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.