



4 The Old School House, Church Street, Rowhedge, Colchester, Essex. CO5 7EE.

An incredible example of an exemplary one bedroom home forming part of this fabulous conversion of 'The Old School House' in the ever sought after village of Rowhedge, within just a short stroll of the River Colne and the village's superb local pubs and amenities. This charming FREEHOLD property features spacious open plan accommodation on the ground floor and has been improved to the highest of standards by the current owner, with the living accommodation being complimented with natural light pouring through a stunning feature arch window.

- A Stunning One Bedroom Home Forming Part Of A Conversion
- Upgraded To The Highest Of Standards
- FREEHOLD
- Favourable Rowhedge Village Location
- Well Served By Local Amenities & Village Pubs
- Charming Period Features Throughout
- Traditional Style Kitchen With Tiled Splashback
- Impressive Reception Room
- Spacious Master Bedroom
- Tiled Family Bathroom Suite
- Allocated Parking & Visitors Parking



Property Details.

Ground Floor

Reception Area



14' x 13' (4.27m x 3.96m) Entrance door to front aspect, part tiled floor, stripped wooden flooring, radiator, imposing feature window to side aspect with herringbone style pattern finish, further window to side aspect, communication points, downlighters (subject to negotiation) , inset spotlights, radiator, open plan to:

Kitchen



13' x 6' (3.96m x 1.83m) Stripped wooden flooring, radiator, range of traditional style fitted base and eye level units with working surfaces over and white tiled splash backs, built in electric oven and induction hob with extractor hood above, space for fridge/freezer and washing machine, inset sink unit with right hand drainer, inset spotlights, extractor fan, under stairs storage recess, further space for appliances, vertical radiator, window to front aspect

Landing



Two built in storage cabinets, radiator feature exposed beams, door to:

Property Details.

Bedroom



13' 1" x 10' (3.99m x 3.05m) Radiator, Velux window to rear, built in wardrobe, exposed beams, loft hatch, airing cupboard.

Bathroom



Mosaic style flooring, radiator, low level WC, pedestal hand wash basin, panel bath with shower over and white brick tiled wall finish, Velux window to side, extractor fan.

Loft Space

The property also features the benefit of a spacious loft measuring 14'6 x 9'6, this is fully boarded with light connected and feature circular window.

Outside, Communal Gardens & Parking

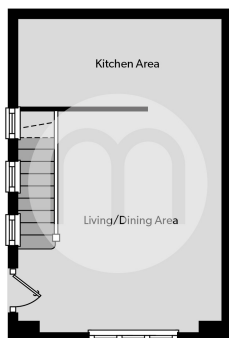
As previously mentioned the property is surrounded by attractive, well maintained gardens. There is also allocated parking available, security lighting, refuse store and a communal back lawn.

Additional Information

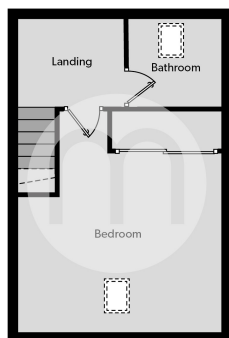
We have been advised by the sellers that a discretionary £10.00p PCM communal maintenance charge is paid as a contribution to the upkeep of the communal areas and grounds. We confirm all interested parties to confirm this information at an early stage of their conveyance, to prevent any discrepancy.

Property Details.

Floorplans

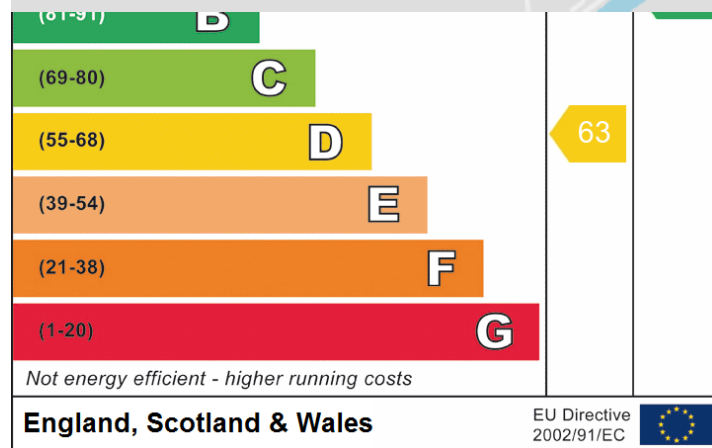
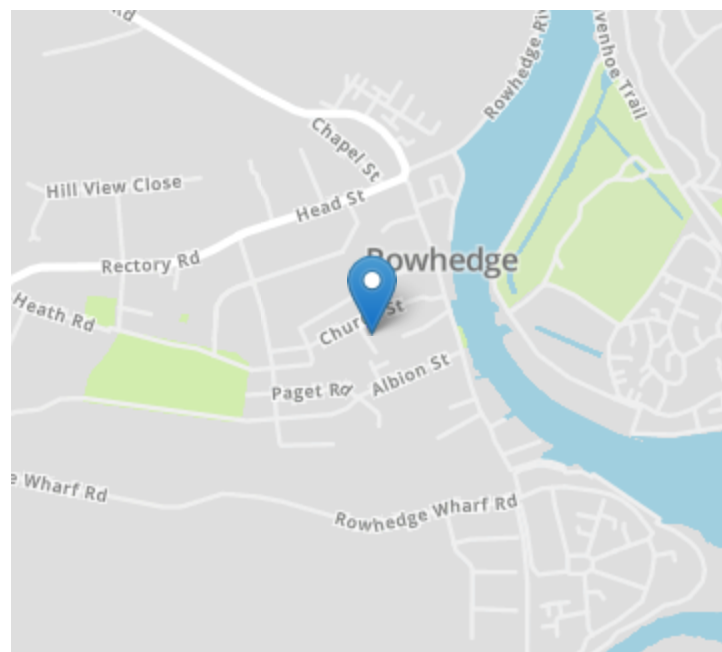


Ground Floor



First Floor

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.