



- Extended & Upgraded By Current Owners
- Three Bedroom End Of Terrace Property
- Two Reception Rooms
- Three Double Bedrooms
- Ensuite Bathroom To Master Bedroom
- Ample Off Road Parking
- Close To Rowhedge Village
- Private Rear Garden

**8 Rowhedge Road, Colchester, Essex.  
CO2 8EW.**

This imposing and most impressive three bedroom end of terrace property, is situated on the cusp of the ever popular village of Rowhedge and has been extended & improved over time by the current vendor. This property's ground floor accommodation features two reception rooms, a fitted kitchen with tiled splash backs with space for freestanding appliances and a fully tiled bathroom suite. The first floor accommodation comprises of three bedrooms. with the master bedroom featuring dual aspect windows and the additional benefit of a fully tiled en-suite bathroom. There are two further double bedrooms.



# Property Details.

## Living Room



13' 8" x 10' 3" (4.17m x 3.12m) Entrance door to front aspect, sash window to front aspect, cast iron feature fireplace, UPVC sash window to front aspect, stairs to first floor, variety of communication points, door way to:

## Dining Area/Reception Two



14' 2" x 8' 1" (4.32m x 2.46m) UPVC window & UPVC french doors to rear aspect, inset cast iron log burner (to remain), wood floor throughout, door to:

## Kitchen



9' 8" x 8' 8" (2.95m x 2.64m) UPVC window to rear aspect, UPVC door to side aspect (leading to rear garden), variety of fitted base and eye level units with work surfaces over, inset stainless steel sink & drainer with tap over, space for freestanding appliances (to remain subject to negotiation), tiled splash back, radiator

## Family Bathroom



Bathroom suite comprising of W.C, pedestal wash hand basin, P-Shape panel bath with shower hose attachment, pedestal wash hand basin, tiled floor, UPVC window to side aspect, UPVC sash window to front aspect, inset spotlights, chrome wall mounted towel rail, shaver point

# Property Details.

## First Floor

### First Floor Landing

Stairs to ground floor, further doors to:

### Master Bedroom



7' 7" x 12' 7" (2.31m x 3.84m) UPVC window to rear aspect. UPVC window to side aspect, radiator, door to:

### Ensuite Bathroom



W.C., wall mounted wash hand basin, sash window to front aspect, walk in shower cubicle, chrome wall mounted towel rail, tiled walls and floor throughout

### Bedroom Two

11' 5" x 10' 4" (3.48m x 3.15m) Sash window to front aspect, radiator, cast iron feature fireplace, television ariel point, loft hatch above

### Bedroom Three

14' 5" x 7' 5" (4.39m x 2.26m) UPVC window to rear aspect, large storage cupboard, wall mounted lights

### Garden & Outside

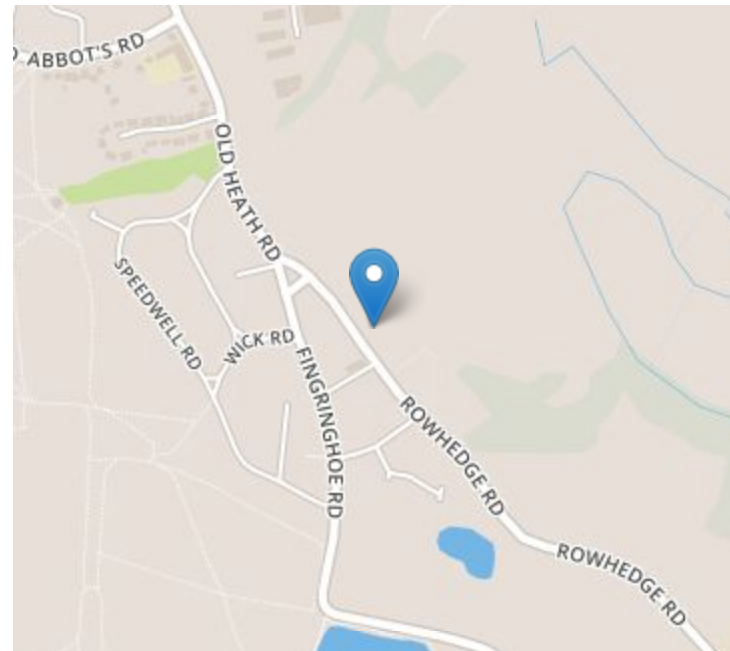


This property features a healthy amount of off road parking, for multiple cars not only on the private driveway to the front of the property but also a cleverly adapted section to the right of the property which features scatter stones and secure by a paddock style gate, providing further parking. The rear garden features a section laid to lawn and an additional area which is laid with decking. The front garden is enclosed by handsome cast iron railing and the gardens boundaries are formed by panel fencing.

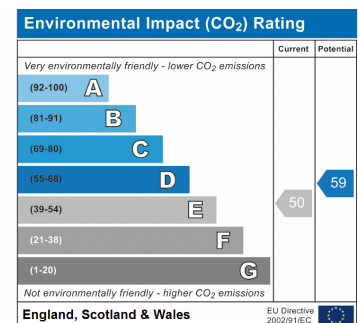
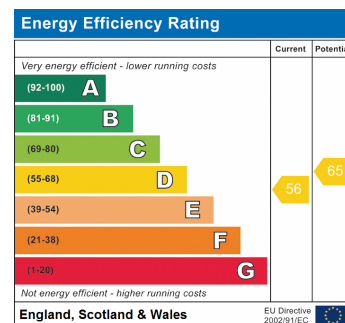
# Property Details.

## 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.