



- Charming Semi Detached Home
- Rowhedge Village
- Open Plan Living/Dining Space
- Spacious Kitchen
- Three bedrooms
- Off Road Parking
- Attractive Rear Garden
- Beautifully Present Throughout

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

This charming three bedroom semi property occupies a favourable position in the ever popular village of Rowhedge, with the river front and the village's delightful array of shops and, pubs and restaurants all within just a short stroll. This well presented property features an array of spacious accommodation throughout and the unusual benefit of off road parking for one small car. Highlights include a 25' open plan living and dining space, a spacious fitted kitchen, re-fitted bathroom and a small utility room which completes the ground floor. On the first floor there are three generously proportioned bedrooms and access to a sizeable, fully boarded loft space which offers great scope for conversion (STPP).



Property Details.

Ground Flor

Living & Dining Room



25' 8" x 11' 9" (7.82m x 3.58m) Striped wooden floor boards, two radiators, UPVC windows to front and side, staircase to first floor, TV & phone points, door to:

Kitchen



11' 5" x 8' 5" (3.48m x 2.57m) Tiled flooring, range of fitted base and eye level units with working surfaces to side and newly tiled splash backs, gas range cooker to remain with extractor hood above, space for further appliances, inset butler sink unit, exposed brick wall, fitted pantry, UPVC window to side, door to:

Outer Lobby

Tiled flooring, door to side, doors to:

Bathroom



Tiled flooring, chrome heated towel rail, low level WC, pedestal hand wash basin, panel bath with fully tiled surround and shower over, UPVC window to rear.

Utility Cupboard

With space/plumbing for washing machine, wall mounted gas Vaillant boiler, small UPVC window to rear.

First Floor

Landing

Hatch providing access to fully boarded loft space, doors to:

Bedroom One



11' 8" x 11' 5" (3.56m x 3.48m) Radiator, UPVC window to front, built in wardrobe.

Property Details.

Bedroom Two



11' 5" x 5' 6" (3.48m x 1.68m) Radiator, UPVC window to side.

Bedroom Three



6' 6" x 8' 4" (1.98m x 2.54m) Radiator, UPVC window to rear.

Outside

To the front of the property there is a private driveway providing off road parking for one small car. There are also wooden gates opening to a covered area providing dry storage or further parking for a motorcycle, small boat or similar type possessions.

Rear Garden



To the rear of the property there is an attractive garden which is mainly laid with artificial grass, with various plants and shrubs and a superb summerhouse/games room to remain. This measures 17'6 x 9'4 internally and has power and light connected, with French doors and a window to front, with two further windows to side.

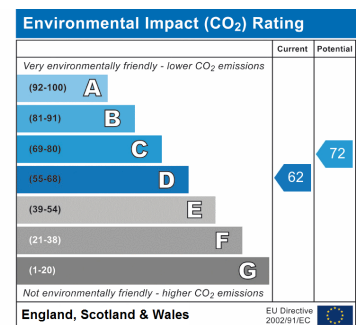
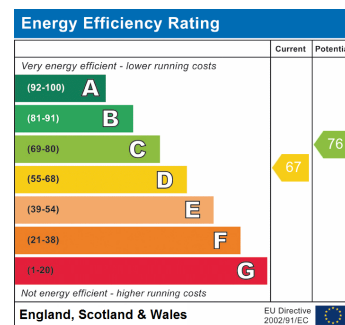
Property Details.

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.