



- Exceptional Three Bedroom Town House
- Overlooking The River Colne, Rowhedge
- Three Double Bedrooms
- En-Suite Shower Room
- Four Piece Family Bathroom
- Modern Kitchen-Diner
- Utility Area & W.C.
- Enclosed Private Rear Garden
- Garage & Allocated Parking
- No Onward Chain!

18 Waterfront Promenade, Rowhedge, Colchester, Essex. CO5 7BB.

If you are after a stunning home with unrestricted river views then look no further than this deceptively spacious three bedroom town house, situated on the ever popular Rowhedge Wharf development and offered to the market with the added benefit of no onward chain. Commanding one of the most favourable positions within this sought after development in Rowhedge Village, it offers idyllic village living complete with scenic walks, reputable local public houses, convenience stores and excellent connections back into Colchester's vibrant and historic city centre.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, radiator, stairs to first floor, door to:

Reception Room



3.62m x 4.48m (11' 11" x 14' 8") Patio doors to front aspect (leading to terrace), radiator, under-stairs storage, communication points, access to:

Kitchen-Diner



3.7m x 3.76m (12' 2" x 12' 4") A variety of base eye level fitted modern units with work surfaces over, inset sink, 1/2 sink, chrome mixer tap over, inset four ring hob with extractor fan over, inset oven and grill. fridge/freezer, space for dishwasher, patio door to rear aspect, opening to:

Utility Area

Concealed boiler, worksurface with space under for washing machine, door to:

W.C.

W.C., radiator, wash hand basin

First Floor

Landing

Patio doors to front aspect (leading to balcony), radiator, stairs to ground and second floor, airing cupboard, doors to:

Family Bathroom



Wall mounted wash basin, wall mounted mirror, W.C, bath with shower hose attachment, shower cubicle, window to rear aspect, towel rail

Bedroom Two



3.86m x 2.81m (12' 8" x 9' 3") Patio doors to front aspect (leading to balcony), radiator

Bedroom Three

4.44m x 2.61m (14' 7" x 8' 7") Window to rear aspect, radiator

Second Floor

Second Floor Landing

Stairs to first floor, door to:

Property Details.

Master Bedroom



3.61 m x 7.21 m (11' 10" x 23' 8") Velux window to rear aspect, patio doors to front aspect (Juliet balcony), mirror front wardrobes, door to:

En-Suite Shower Room



Velux window, wall mounted wash basin, W.C., shower cubicle, towel rail

Outside, Garden & Garage



Outside, a well-proportioned enclosed rear garden is on offer, featuring a patio and the remainder is laid to lawn and boundaries are formed by panel fencing. Secure gated access leads to a rear parking area, where allocated parking for one vehicle can be found and a garage positioned underneath a coach house is included for additional parking.

Additional Information



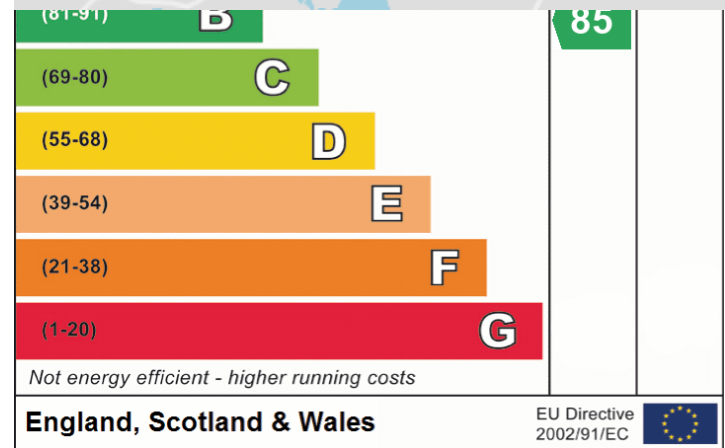
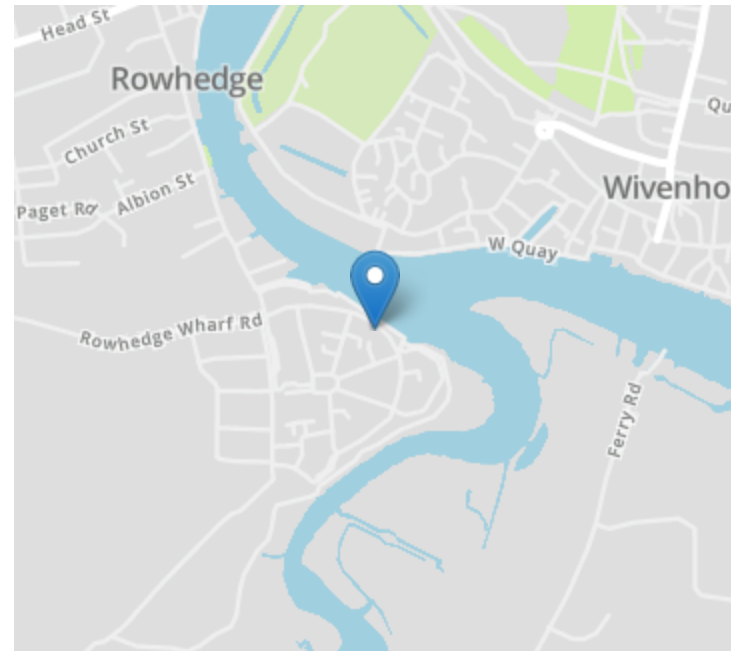
Please be advised that this property has an estate charge applicable/payable, of circa £215.00p per annum. This charge contributes to the upkeep of the immediate development, its amenities and surrounding area. We advise all interested parties to confirm the fee payable and legal set up with their appointed conveyancer, at an early stage of their purchase to prevent any discrepancy. All information provided is provided in good faith by our clients and to the best of their ability.

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.