



- Presented To Market In First Class Order With Contemporary Finishing
- Moments From Rowhedge Centre - Home To An Array Of Amenities
- Downstairs Cloakroom & Family Bathroom
- Unrestricted Views From The Master Bedroom & Reception Room
- Open Plan Living Accommodation
- Allocated Parking For Two Cars With Further Visitors Spaces
- High Specification Kitchen With Integrated Appliances
- Deceptively Spacious Two Bedroom Semi-Detached Home
- Tastefully Decorated With An Inset Media Wall/Electric Fire

## 6 Rowhedge Wharf Road, Rowhedge, Colchester, Essex. CO5 7DX.

\*\* Guide Price £300,000 to £325,000 \*\* Located on the ever popular Rowhedge Wharf development to the South-East of Colchester and offering the perfect combination of modern day living and village amenities, is this exceptionally well presented two bedroom semi-detached home. Presented to market in first class order and a stones throw away from the beautiful waterside, with views of Wivenhoe and a short stroll to Rowhedge centre, offering variety of locally run village pubs and a co-operative store, it offers an idyllic village lifestyle.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Hallway

UPVC entrance door to front aspect,, radiator, stairs to first floor, further door to:

### Cloakroom

Vanity wash basin, radiator, grey tone tiles, low level W.C.

## Living Room/Kitchen/Dining Area



19' 9" x 19' 6" (6.02m x 5.94m) Full range of eye level modern units and work surfaces over, stainless steel sink with mixer tap over, inset four ring electric hob, integrated appliances - dishwasher, oven and fridge/freezer, extractor fan, inset spot lights. UPVC French doors leading out to private rear garden, opening to dining area, living room, radiator, UPVC window to front aspect.

# Property Details.

## First Floor

### Bedroom One



18' 7" x 15' 7" (4.80m x 2.67m) UPVC window to front aspect, inset built in mirror front wardrobe, herringbone style flooring, radiator.

### Bedroom Two



10' 4" x 9' 6" (3.15m x 2.90m) UPVC window to rear aspect, radiator, herringbone style flooring.

### Bathroom



7' 7" x 5' 5" (2.31m x 1.65m) Low level W.C, vanity wash basin, panelled enclosed bath with shower attachment, low level W.C, chrome heated towel rail, obscure double glazed window to rear aspect.

### Outside

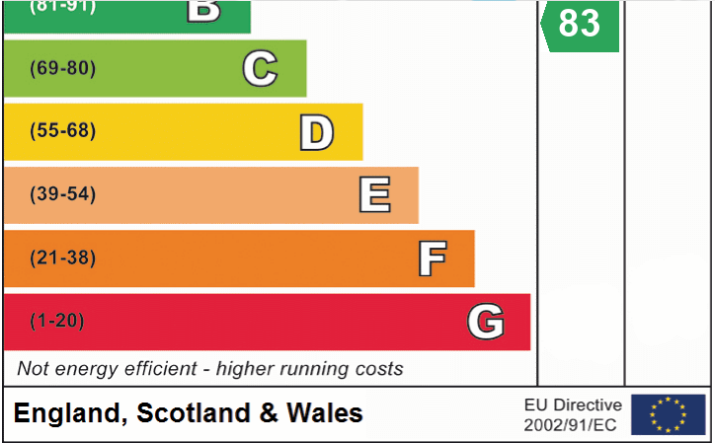
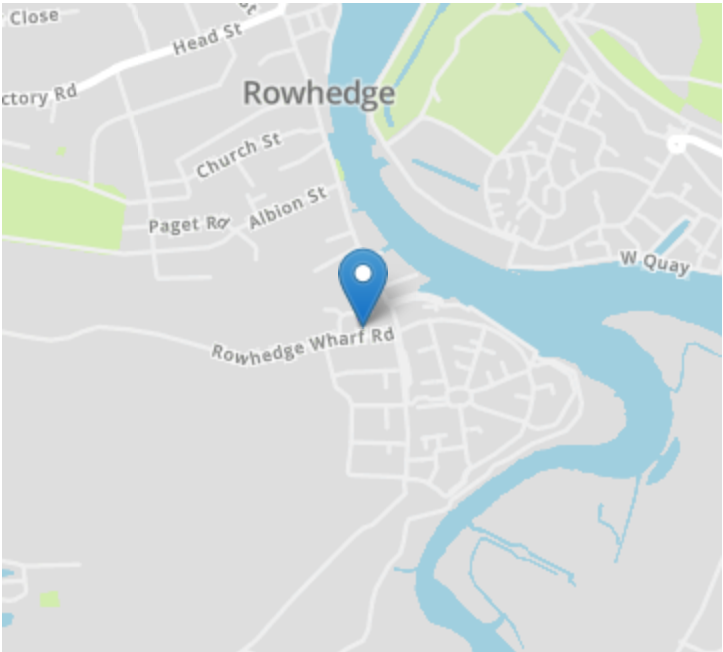


Externally the property offers a well maintained and manageable garden, with a large decking area, suitable for outside dining or outside furniture. The remainder of the garden is laid to lawn enclosed by panel fencing with a shed to remain. Complete with off road parking for two vehicles to the rear as well as further visitor parking in tandem style to the rear of the property and offered to market in first class order, we advise early internal viewings to avoid disappointment.

# 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.