



- Rare Riverside Position With Uninterrupted Roman River Views
- Exceptional Four Bedroom Modern Townhouse
- South Facing Front Terrace And Balcony
- Stunning Top Floor Lounge With Juliet Balcony
- Spacious Kitchen Dining Family Room With Dual Aspect Doors
- Principal Bedroom With En Suite Shower Room
- Versatile Accommodation Across Three Floors
- Private Rear Garden Offering A Shaded Retreat
- Excellent Access To Colchester And Surrounding Countryside
- Sought After Village Location With Strong Community Feel

36 Quayside Parade, Rowhedge, Colchester, Essex. CO5 7DA.

****Guide Price £475,000 - £500,000**** Positioned in a truly special setting along Quayside Parade, this exceptional four-bedroom modern townhouse offers rare riverside living in the heart of the highly desirable village of Rowhedge, with uninterrupted views across the Roman River. This is a home defined as much by its lifestyle as its accommodation. Enjoying a wonderful southerly aspect to the front, the property benefits from a private terrace, balcony, and a top-floor Juliet balcony. all perfectly placed to take full advantage of the ever-changing waterfront outlook and surrounding countryside. Presented in excellent order throughout, the home is neutrally decorated and ready for immediate occupation, with thoughtfully arranged accommodation set across three spacious floors.



Call to view 01206 576999



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Property Details.

Ground Floor

Entrance Hall

Kitchen/Dining Room



31' 10" x 13' 8" (9.70m x 4.17m)

Utility Room



6' 6" x 6' 3" (1.98m x 1.91m)

Cloakroom

First Floor

Bedroom Two



12' 6" x 9' 3" (3.81m x 2.82m)

Bedroom Three



10' 6" x 9' 3" (3.20m x 2.82m)

Bedroom Four



9' 4" x 7' 9" (2.84m x 2.36m)

Property Details.

Bathroom



9' 3" x 7' 6" (2.82m x 2.29m)

Living Room



17' 10" x 13' 3" (5.44m x 4.04m)

Second Floor

Master Bedroom



13' 3" x 12' 11" (4.04m x 3.94m)

Agents Notes

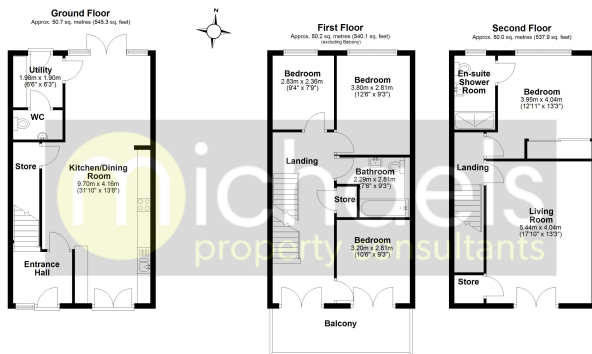
The property benefits from the remainder of an NHBC warranty, with approximately two years remaining. The loft has been boarded and includes a pull-down ladder, installed in accordance with NHBC guidelines. The property is within Council Tax Band D. An annual estate service charge is applicable, currently £348 per annum, which is fully paid for the current year. This is expected to reduce from 2027 following a temporary increase to replenish reserve funds.

En Suite Shower Room



Property Details.

Floorplans

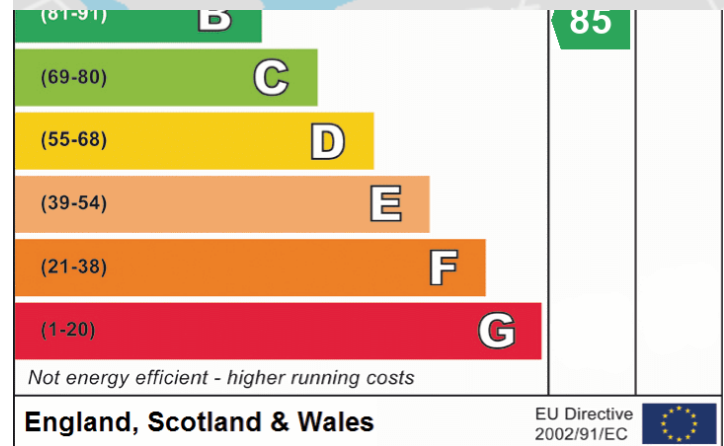
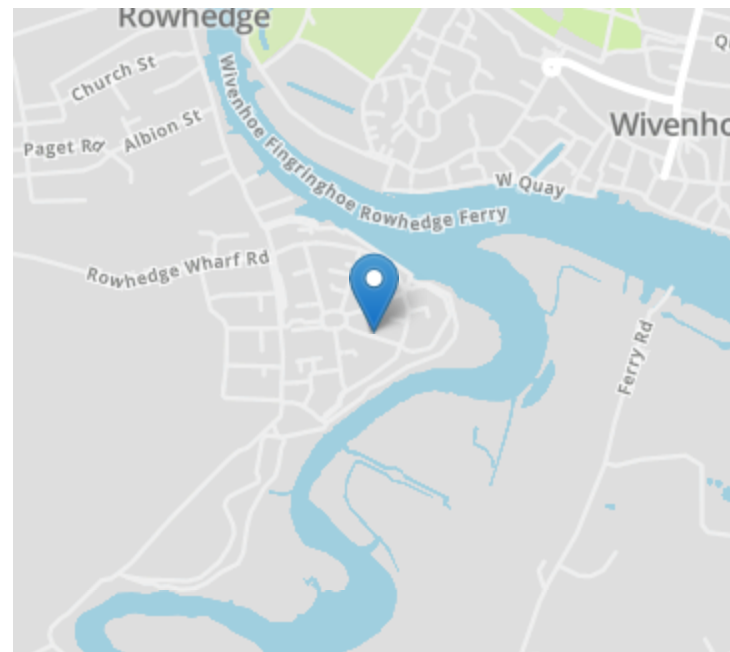


Total area: approx. 193.8 sq. metres (2103.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. The plans are for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee is given in any measurements including total areas. Buyers are advised to take their own measurements.

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Quayside Parade, Rowhedge

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.