

11 Waterfront Promenade, Rowhedge, Colchester, CO5 7BB



2 bedrooms
1 reception room
2 bathrooms

Freehold
Offers In Excess Of
£340,000
Subject to contract
Water front position



Some details

General information

A modern two bedroom semi-detached house occupying a stunning position on the water front in Rowhedge.

Accommodation briefly comprises of an entrance hall, with a radiator and stairs rising to the first floor.

The lounge has a double glazed window to the front aspect with a radiator and under stairs cupboard.

The kitchen/breakfast room has French doors leading out onto a newly landscaped garden, single drainer one and half bowl sink unit inset to the worksurface with cupboards and drawers under and a matching range of eye level cupboards, fridge/freezer, dishwasher, integral oven with electric hob and extractor over with an opening that leads into a utility area which has a worksurface with cupboard under with space and plumbing for a washing machine.

There is also a door which leads into the cloakroom, having a WC, wash hand basin and a radiator.

The first floor commences with a landing, which also has loft access with doors to bedroom one which has a double glazed window to the rear aspect, built-in wardrobes with mirror sliding doors, featuring an en-suite shower room comprising of single shower, WC, wash hand basin and heated towel rail.

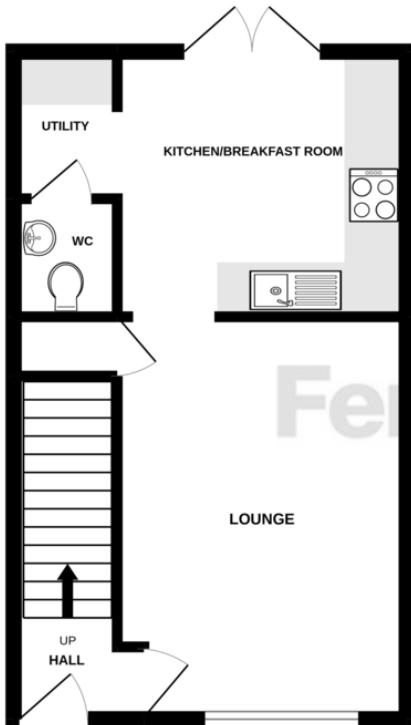
Bedroom two has a double glazed window to the front aspect with river views, radiator and a large storage cupboard.

The family bathroom has an obscure double glazed window to the side aspect, panel enclosed bath, WC, wash hand basin and heated towel rail.

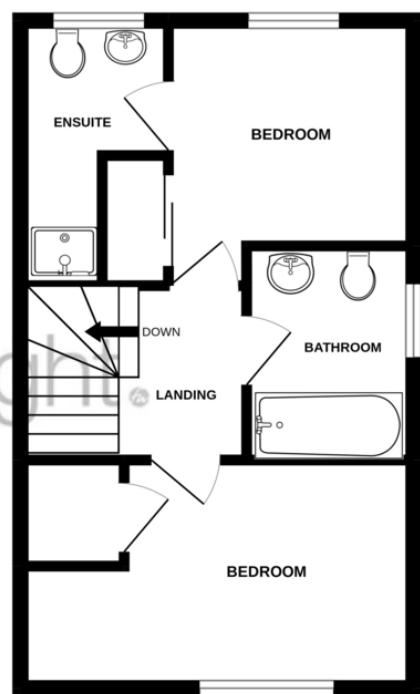


Occupying a stunning waterfront position in a modern development in Rowhedge is this two bedroom semi-detached house with recently landscaped garden and two parking spaces.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance hall

Lounge

14' 7" x 10' 6" (4.44m x 3.2m)

Kitchen/breakfast room

10' 4" x 9' 8" (3.15m x 2.95m)

Utility area

Cloakroom

Landing

Bedroom one

8' 11" x 8' 2" (2.72m x 2.49m)

Ensuite

Bedroom two

10' 5" x 8' 2" plus recess (3.18m x 2.49m)

Bathroom



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Outside

To the front of the property there is a paved seating area, making the most of the water front position. There is side access leading to two allocated parking spaces and a gate which leads into the rear garden.

The rear garden has recently been landscaped, having a patio seating area, central brick laid path with large pebble and shrub borders, there is also a shed at the rear of the garden which we understand is to remain.

Location

The property is situated in this popular waterside village of Rowhedge, being a short distance to the south of Colchester town centre and the property itself being a short walk to the river front, public houses and convenience stores provide shopping facilities for day to day needs. Rowhedge is popular with boating enthusiasts and is situated on the banks of the River Colne. There is also good primary schooling within the village. Colchester town centre offers a further range of shopping facilities, bars and restaurants and the stations of the town which provide services to London Liverpool Street.

Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - B

Our ref – KID

Estate charge details - £118 per annum.



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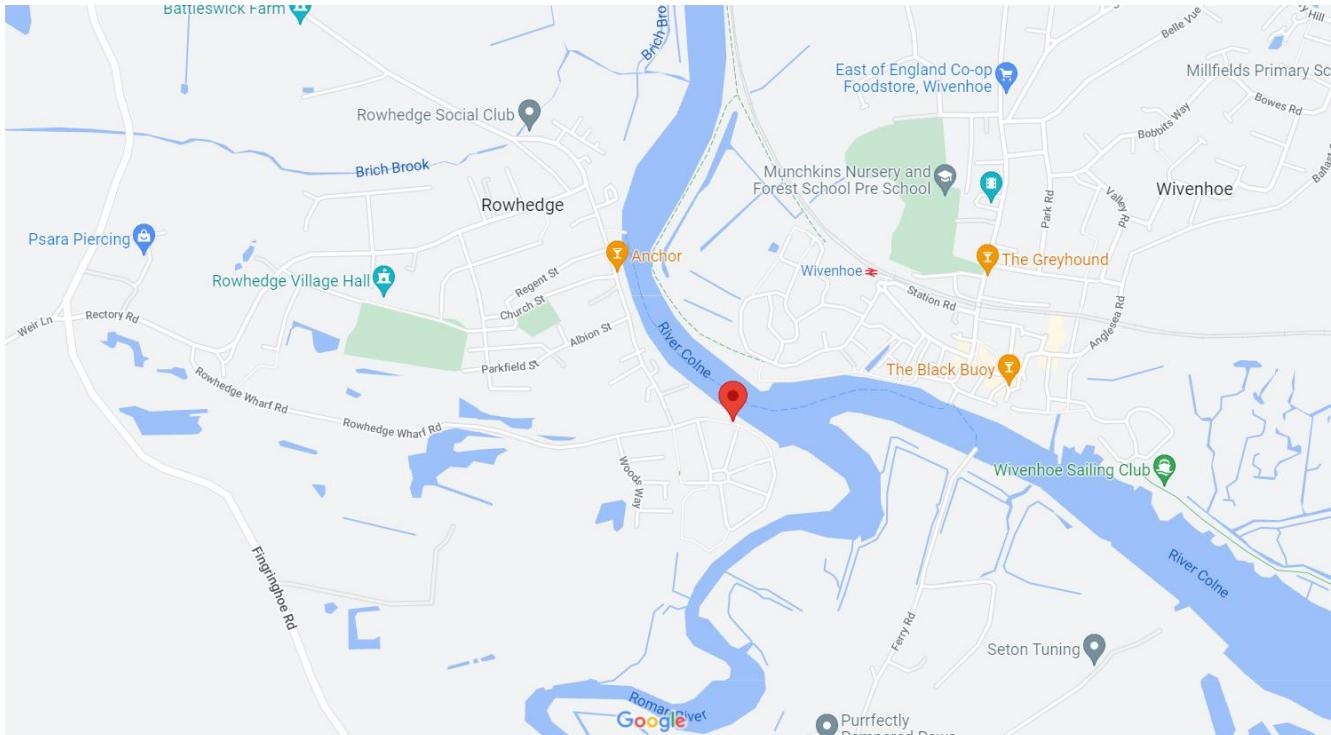
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01206 763 388.



Directions

Upon entering Rowhedge, proceed onto Head Street and continue onto Rector Road taking the left hand turning into Rowhedge Wharf Road leading into the development. Proceed on foot toward the promenade where the property can be found on the right hand side opposite the water front.

To find out more or book a viewing

01206 763 388

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