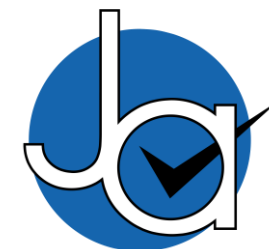




One bedroom Cottage located in Rowhedge

Guide Price
£200,000 - £235,000

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JOHN ALEXANDER
ESTATE AGENTS

Chapel Street Rowhedge Colchester CO5 7JS

FULL DESCRIPTION

*** GUIDE PRICE £200,000 TO £235,000 ***

John Alexander are delighted to present to the market this charming Grade II Listed end-of-terrace property, nestled in the idyllic waterfront village of Rowhedge. Located just a stone's throw away from Colchester's vibrant city centre, this home offers a perfect blend of rural serenity and urban convenience. Residents will appreciate the delightful community atmosphere, enhanced by local amenities including a well-regarded primary school, inviting public houses, and various convenience stores that cater to everyday shopping needs.

As you approach this inviting home, you'll immediately notice its distinctiveness and charm, characteristic of the local architecture

Upon entering, you are greeted by a warm and welcoming atmosphere, with traditional features and the potential that lies within.

On the ground floor, you'll find a cosy lounge that exudes charm and warmth and enhanced by a stunning log burner that serves as the centrepiece of the living space, a traditional style kitchen showcase wood cabinetry with rich finishes and the addition of another fireplace. Leading from the kitchen a lean-to/utility area provides functional space and additional storage potential.

Ascending to the first floor, you will discover an open landing that could easily be converted into a flexible second bedroom or home office, alongside a further comfortable bedroom and a family bathroom. Each room provides a canvas for creativity, where original features can be highlighted and modern updates can be seamlessly integrated.

Outside, the property boasts a quaint courtyard-style garden, perfect for enjoying leisurely afternoons or hosting intimate gatherings. This outdoor space offers tranquillity and the opportunity to cultivate your own garden oasis.



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DIMENSIONS

Entrance to Lounge 18'3" x 12'1" (5.6m x 3.7m)
Features a cosy log burner, windows facing the front, a solid mahogany wood floor, side and rear views, and an under-stairs storage cupboard.

Kitchen 9'1" x 5'9" (2.8m x 1.8m)
Equipped with a rear-facing window, work surfaces with cupboards underneath, wall-mounted cabinets above, an oven, and a door leading to the side of the property.

Lean-To/Utility 5'5" x 8'5" (1.7m x 2.6m)
Offers space and plumbing for a washing machine and fridge/freezer, along with a door providing access to the rear.

Open Landing/Bedroom Two 12'1" x 8'2" (3.7m x 2.5m)
Boasts windows on the side and rear for natural light.

Bedroom One 10'3" x 10'8" (3.1m x 3.3m)
Features a front-facing window, a storage heater, a cedar bookcase, and two cedar wardrobes.

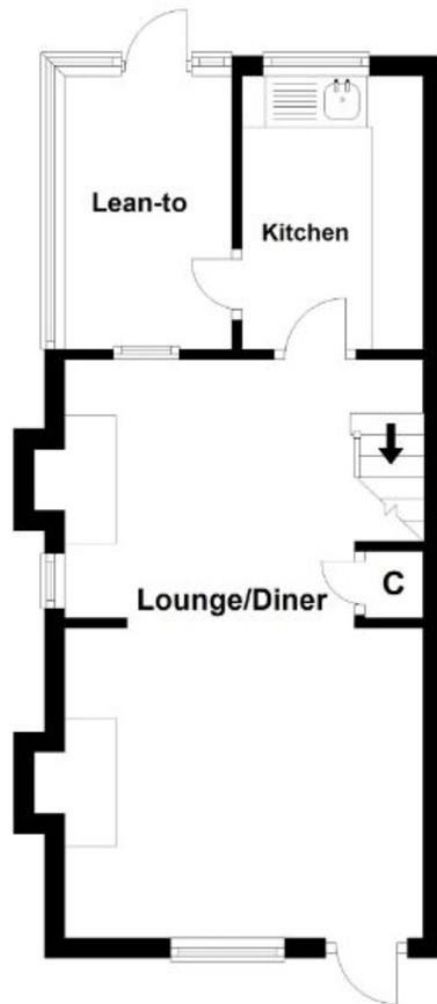
Bathroom
Includes a panel-enclosed bath, low-level WC, and wash hand basin.

Outside
The rear of the property features a small courtyard-style garden with side access.



FLOORPLAN

Ground Floor



First Floor



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