



Church Hill, Rowhedge, CO5 7ED

Asking price £280,000

TWO BEDROOM PERIOD COTTAGE IN OLD ROWHEDGE WITH DRIVEWAY OFF-ROAD PARKING within walking distance of the waterfront with its pubs and shops and of the local primary school. The accommodation consists of a living room, dining room, breakfast room, kitchen and cloakroom on the ground floor with two bedrooms and a bathroom (accessed via one of the bedrooms) on the first floor. Outside, to the front is a gravelled seating area and to the rear is a courtyard, summerhouse and a driveway providing off road parking. The property has gas central heating and is offered with NO ONWARD CHAIN.

Dining Room

11'9" x 11'9" (3.6 x 3.6)



Entrance door plus additional French doors to the front, ornamental fireplace, radiator, laminated wooded flooring.

Breakfast Room

9'6" x 6'2" (2.92 x 1.88)



Window and door to the side leading to the rear lobby, ornamental fire place, radiator, laminated wooded flooring.

Living Room

14'5" x 11'8" (4.41 x 3.57)



Window to the rear, radiator, laminated wooded flooring.

Kitchen

9'4" x 8'0" (2.85 x 2.46)



Two windows to the side plus sky light window, range of floor mounted units and work surface with inset stainless steel sink unit with mixer tap over, built-in electric oven and 4 ring gas hob.

Rear Lobby

8'3" x 4'5" (2.52 x 1.35)

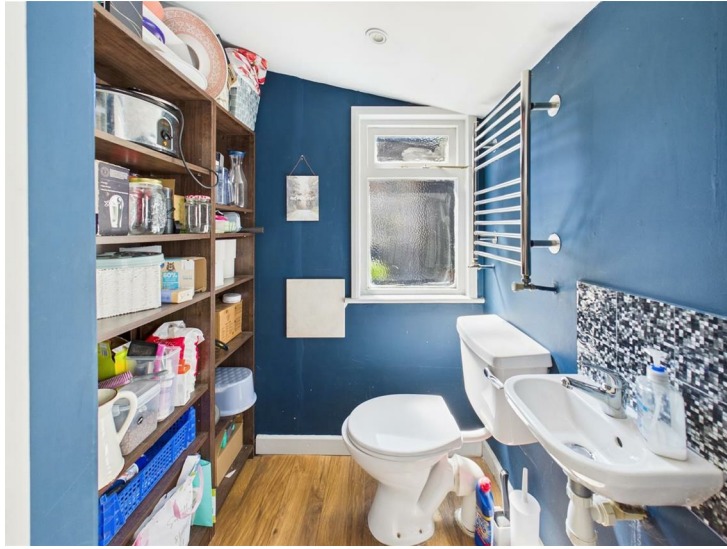
Timber construction with Perspex vaulted roof and window, door to garden

Rear Hall

Door to the side, fitted cupboard housing gas boiler, laminated wooden flooring

Ground floor cloakroom

5'10" x 4'4" (1.78 x 1.34)



Window to the rear, close coupled WC, wash basin, chrome heated towel rail, laminated wooden flooring

Bedroom Two

12'0" x 11'10" (3.66 x 3.62)



Two sash windows to the front, radiator, laminated wooded flooring.

First Floor Landing

Small landing with access to both bedrooms

Bedroom One

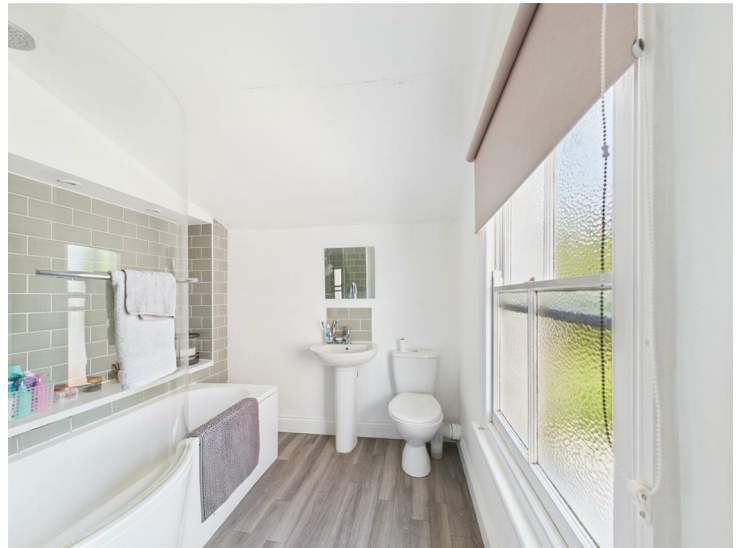
11'10" x 11'8" (3.63 x 3.57)



Sash window to the rear, ornamental fireplace, radiator, laminated wooded flooring. Access to the bathroom.

Bathroom

9'7" x 6'10" (2.94 x 2.09)



Access via Bedroom One. Sash window to the side, panel bath with glass shower screen and shower over, low level WC, pedestal wash basin, laminated wooden flooring, heated towel rail

Front Garden



Courtyard graveled seating area.

Rear Garden



Courtyard style garden with with gated access to the rear to the driveway parking space. Timber summer house

Driveway



Driveway parking space with gated access to the rear garden

Material Information

Colchester City Council

Council Tax Band B

Freehold

No onward Chain sale

Main Building: Standard brick faced construction with tiled roof.

Ground Floor Extension: Timber Framed with concrete / asbestos sheet roof.

Mains electricity, gas, water and drainage / sewerage are all connected.

Broadband speeds: 15 - 1000 Mbps

We believe normal broadband is available via a BT Openreach line or via cable with Virgin Media, please check:

<https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

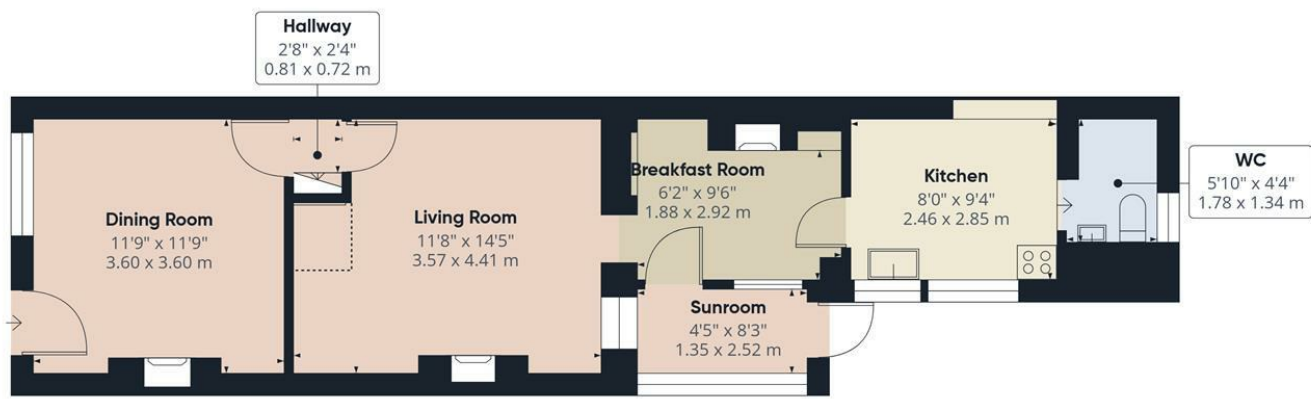
We believe normal mobile phone coverage is available but please check with your supplier.

Disclaimer

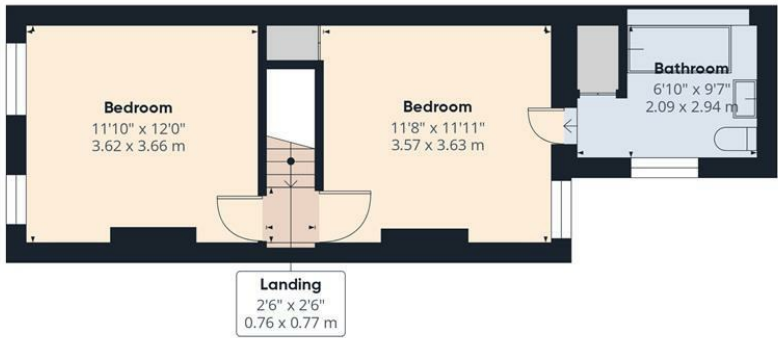
Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Anti Money Laundering Requirements

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you, directly to Lifetime Legal, in advance of us issuing a memorandum of sale and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks. This fee is non-refundable under any circumstances.



Ground Floor



Floor 1

Approximate total area¹⁾
862 ft²
80 m²
Reduced headroom
8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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