

oakheart



£300,000

Guide Price

North Wharf Road, Colchester



Guide Price £300,000 - £325,000

Discover this charming two-bedroom, semi-detached house nestled in the desirable North Wharf Close in Rowhedge, Colchester, an ideal opportunity for first-time buyers or those seeking a more manageable home without compromising on comfort and style. As you step inside, you're welcomed by a spacious open-plan lounge, dining, and kitchen area, thoughtfully designed to create a warm and inviting atmosphere for both relaxation and entertaining. Large windows flood the space with natural light, enhancing the sense of openness and highlighting the modern finishes. The kitchen is well-appointed with ample storage, generous worktop space, and integrated appliances, ensuring seamless meal preparation and a delightful culinary experience.

The property boasts two generously sized bedrooms, each providing a comfortable space for rest and privacy. These rooms are versatile, perfect for a growing family, accommodating guests, or creating a dedicated home office space. The contemporary family bathroom features modern fixtures and fittings, offering both convenience and a touch of luxury.

Outside, the property benefits from the highly desirable feature of two allocated parking spaces, providing secure and easy parking for residents. The private and fully enclosed rear garden, featuring lawn, a charming patio area for outdoor dining, and a delightful garden room, perfect for relaxation or hobbies.

Additionally, the property's prime location offers convenient access to local amenities, including shops, schools, and excellent transport links, ensuring all your needs are within easy reach. This home offers a superb opportunity to enjoy a peaceful and well-connected lifestyle in one of Colchester's most sought-after areas. Don't miss the chance to make this delightful property your own.

Agents Note:

Service charge / ground maintenance for estate which is charged annually - roughly £150 per annum













Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

58.9 m<sup>2</sup>  
634 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
B

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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