

oakheart



£300,000

Guide Price

North Wharf Road, Colchester

Guide Price £300,000 - £325,000

Discover this delightful two-bedroom semi-detached home, perfectly positioned in the sought-after North Wharf Close in Rowhedge, Colchester. Ideal for first-time buyers or those looking to downsize without compromising on comfort or style, this property offers modern living in a peaceful, well-connected village setting.

Upon entering, you are welcomed into a spacious open-plan lounge, dining, and kitchen area beautifully designed to create a warm, sociable environment. Large windows fill the space with natural light, enhancing the contemporary finishes and creating an inviting atmosphere throughout. The well-equipped

kitchen provides generous worktop space, ample storage, and integrated appliances, making everyday cooking both practical and enjoyable. Upstairs, the property features two well-proportioned bedrooms, each offering a comfortable retreat for rest and privacy. Versatile in use, they are ideal for a growing family, hosting guests, or setting up a home office. The modern family bathroom is finished to a high standard with stylish fittings, offering both function and a touch of luxury. Outside, the property benefits from two allocated parking spaces a sought-after advantage in the area. The private, fully enclosed rear garden includes a neat lawn, a charming patio for al fresco dining, and a lovely garden room, perfect for hobbies, relaxation, or an additional workspace.

Situated within easy reach of Rowhedge's local amenities including shops, riverside walks, pubs, schools, and excellent transport links this home offers the ideal blend of tranquillity and convenience. It's a superb opportunity to enjoy a well-connected lifestyle in one of Colchester's most highly regarded villages.

Agents Note:

Service charge/ground maintenance for the estate is approximately £150 per annum.











Ground Floor



Floor 1

oakheart

Approximate total area⁽¹⁾
58.9 m²
634 ft²

(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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart