

oakheart



£300,000

Guide Price  
Parkfield Street, Rowhedge



Guide Price £300,000 - £325,000

Nestled within the charming village of Rowhedge, Essex, this property presents an inviting opportunity. This semi-detached Victorian residence boasts a generous 977 square feet of living space, offering ample room for comfortable living.

Upon entering, one is greeted by a sense of openness and warmth. The residence comprises two spacious double bedrooms, providing cozy retreats for occupants. The principal bedroom is complemented by an ensuite, ensuring privacy and convenience.

The heart of the home lies in its well-appointed living areas. A tastefully designed lounge, measuring 15'5" x 12'9", invites relaxation and gatherings, while a separate dining room, spanning 13' x 12', offers an ideal setting for shared meals and memorable conversations.

Convenience is paramount with a ground floor bathroom and utility room, enhancing the practicality of daily routines. Moreover, the property holds promising potential for further development, with planning approval secured for a two-storey extension, allowing for personalized expansion and customization to suit evolving needs.

Outdoor enthusiasts will appreciate the enclosed south-facing rear gardens, providing a tranquil haven for outdoor activities and moments of repose. Whether entertaining guests or enjoying quiet solitude, this space offers a seamless transition between indoor comfort and outdoor serenity.

In summary, this property presents a delightful blend of Victorian charm, modern convenience, and future potential, promising a lifestyle of comfort, flexibility, and endless possibilities in the heart of Essex's picturesque landscape.

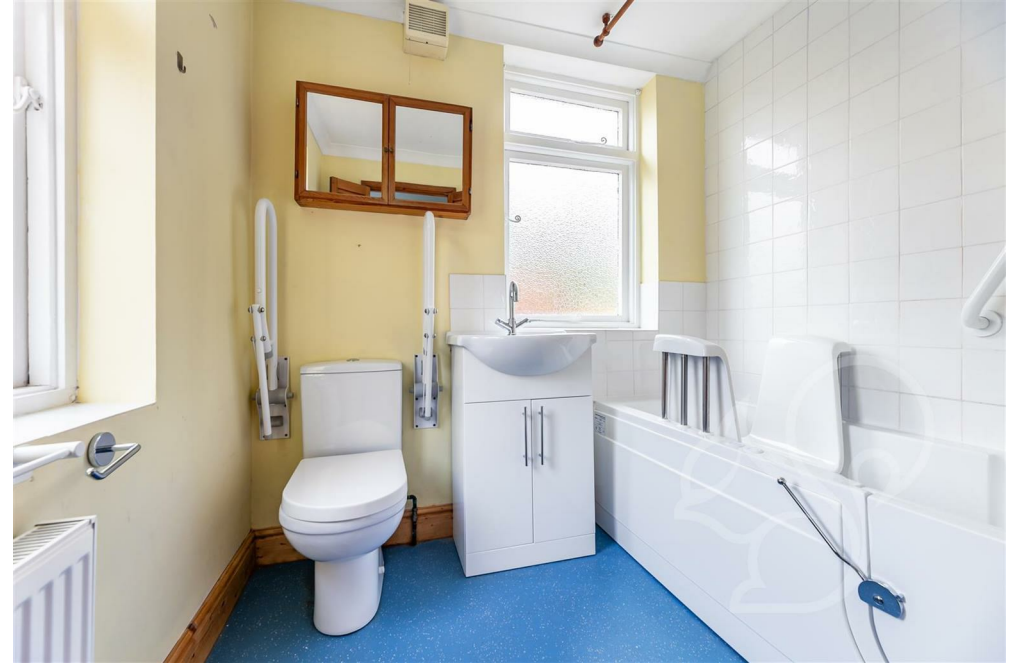
For an Internal Inspection Please Call Oakheart Mersea Island.









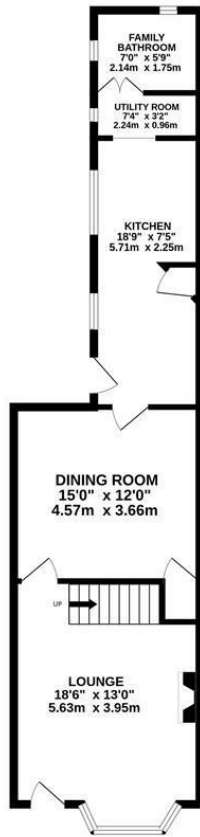




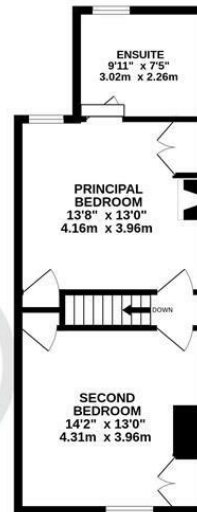




GROUND FLOOR  
568 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq.ft. (90.7 sq.m.) approx.

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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Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</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	

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