

oakheart

£325,000

Offers In Excess Of  
Parkfield Street, Rowhedge



Introducing this delightful three-bedroom detached property located in the charming village of Rowhedge. Perfectly positioned close to local amenities, this home offers convenience and a welcoming community atmosphere.

Upon entering, you'll be greeted by a spacious and inviting interior. The semi open-plan kitchen diner is the heart of the home, providing a versatile space for cooking, dining, and entertaining. The kitchen is well-appointed with ample storage

ensuring a practical and stylish environment for culinary pursuits.

The master bedroom is a true retreat, featuring built-in wardrobes that offer plenty of storage and an en suite bathroom for added luxury and privacy. The two additional bedrooms are generously sized and share access to a well-appointed family bathroom.

Outside, the property offers a lovely garden, ideal for relaxing and enjoying the outdoors. The detached nature of the home provides a sense of privacy and tranquility, making it a perfect escape from the hustle and bustle.

With its prime location in Rowhedge, you'll find yourself close to shops, schools, and other essential amenities, making daily life convenient and stress-free.

For an Internal Inspection Please Call Oakheart Mersea Island.



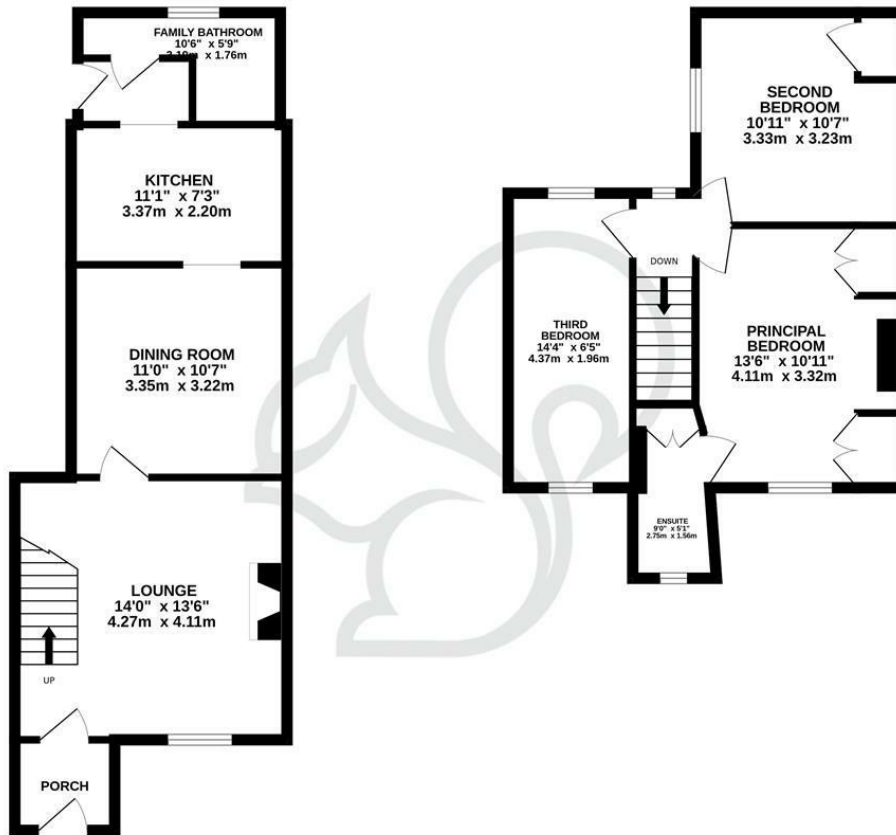






GROUND FLOOR  
471 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 895 sq.ft. (83.2 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>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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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