

For sale

Offers in excess of **£400,000** Freehold



## Maritime Approach Rowhedge Colchester CO5 7BA

Situated on the picturesque and popular Rowhedge Wharf. This unique, executive and modern home is presented in immaculate order.



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# Property Details

## Entrance Hall Cloakroom

## Living Room 11' 10" x 20' 2" ( 3.61m x 6.15m )

Large wall mounted radiator with bay front window to front aspect. Window to side aspect. Open-doorway leading to kitchen.

## Kitchen / Dining Room 15' 6" x 16' ( 4.72m x 4.88m )

All integrated appliances. porcelain flooring throughout with door leading to the utility room. Velux skylights to kitchen and UPVC doors leading to rear garden.

## Utility Room/W.C

Space for washing machine, Shelving space with countertop below and door leading to W.C

## First Floor

## Bedroom Three 8' 7" x 12' 11" ( 2.62m x 3.94m )

Large storage cupboard. Carpeted throughout. Dual aspect to side and rear aspect.

## Bedroom Two 10' 6" x 15' 7" ( 3.20m x 4.75m )

Juliet balcony to front aspect. Large storage cupboard.

Carpeted throughout.

## Bathroom

Integrated three piece bathroom suite with privacy window to rear aspect.

## Second Floor

## Master Suite 12' 4" x 22' 6" ( 3.76m x 6.86m )

Front aspect Juliet balcony window. Carpeted throughout. Large built in sliding wardrobe with space for dressing area. En-Suite with privacy window.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)



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To view this property please contact Connells on

**T 01206 547 431**  
**E [colchester@connells.co.uk](mailto:colchester@connells.co.uk)**

3a High Street  
COLCHESTER CO1 1DA

**Tenure:** Freehold

**EPC Rating:** B

Property Ref: CCH308340 - 0004

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