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.







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.

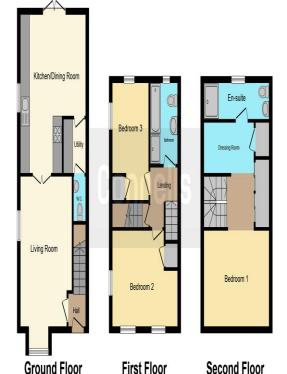
Bathroom

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.focalegent.com





Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

To view this property please contact Connells on

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Tenure: Freehold

EPC Rating: B

Property Ref: CCH308340 - 0004

^{1.} MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.