



Head Street, Rowhedge, Colchester, CO5 7HL

welcome to Head Street, Rowhedge Colchester

- Ground Floor Flat Requiring Modernisation
- No Onward Chain
- Spacious Accommodation
- Two Bedrooms
- Off Road Parking & Communal Garden
- Popular Village Location

Tenure: Leasehold EPC Rating: D

£140,000

Early viewing is advised of this ground floor apartment offered with no ongoing chain and requiring modernisation. The property is located in a attractive riverside village not far from Colchester and could be an ideal first time purchase or investment opportunity. Accommodation comprises lounge, kitchen, two bedrooms and shower room. Externally there is a parking area and access to a garden.

view this property online williamhbrown.co.uk/Property/CCS118992

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold marks



Property Ref:
CCS118992 - 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Offered with NO ONWARD CHAIN, this two bedroom ground floor apartment is situated in a popular village location, just over three miles from Colchester's city centre. The village benefits from local facilities, pubs, primary school and beautiful riverside offering sailing opportunities.

Entrance Door To:

Entrance Hall

With doors to:

Lounge

12' 4" x 11' 4" (3.76m x 3.45m)
Upvc double glazed window, electric fire.

Kitchen

8' 11" x 8' (2.72m x 2.44m)
Base level units, work surfaces, inset sink unit, tiled walls and floor, space for appliances, built-in cupboards, upvc double glazed window.

Bedroom One

11' 1" x 9' 11" (3.38m x 3.02m)
Storage heater, upvc double glazed window.

Bedroom Two

12' 1" x 6' 11" (3.68m x 2.11m)
Storage heater, upvc double glazed window.

Shower Room

Modern shower room comprising double shower cubicle, wash hand basin and low level w.c., tiled walls, shelf, towel rail.

Outside

The property benefits from parking area and access to a generous communal garden.

Agents Note

The lease length is 999 years from 20 July 1970.



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