



Marina Walk, Rowhedge

Contemporary four-bedroom townhouse in sought-after Rowhedge, set over three floors with spacious living, two balconies, en-suite top-floor bedroom, and river walks just moments away.

Guide price £425,000

Marina Walk

Rowhedge, Colchester, CO5



- Riverside village location
- Two sunny Juliet balconies
- Two off-street parking spaces
- Spacious modern layout
- Open-plan kitchen
- Peaceful green outlook
- Private top suite
- Low-maintenance garden

The Property

Inside, the property offers a well-planned layout across three levels. The ground floor features a bright lounge with front-facing windows and a spacious kitchen/diner at the rear, complete with a utility area and WC.

On the first floor, you'll find three bedrooms. One with access to a Juliet balcony, along with a modern family bathroom.

The entire top floor is dedicated to a generous principal bedroom with a generous dressing area, en-suite shower room, and its own private balcony, creating a perfect retreat.

The interiors are light-filled and move-in ready, ideal for flexible family living.

The Outside

Outside, the home is set within a neatly kept terrace overlooking a green communal space to the front, offering a pleasant outlook and added privacy. The rear garden is low maintenance, with space for outdoor dining and rear gated access. Marina Walk is part of a modern development with riverside walks, green spaces, and a welcoming community feel, all within walking distance of Rowhedge's charming village amenities.

The Area

Rowhedge, with its maritime heritage, riverside beauty, and close-knit community, offers a unique and charming place to call home. Whether you're seeking a tranquil retreat or a welcoming community to be a part of, Rowhedge has much to offer its residents.

Rowhedge offers good transport links to Colchester city centre and the wider region. Regular bus services connect the village to Colchester, making commuting and shopping easily accessible. Families with children are well-served by local schools, including Rowhedge Primary School, which is highly regarded for its commitment to education and community engagement. While Rowhedge retains its small-village charm, essential amenities are readily available. You'll find a local shop, a post office, and several pubs, making daily life convenient without the need to venture far.

Further Information

Tenure - Freehold

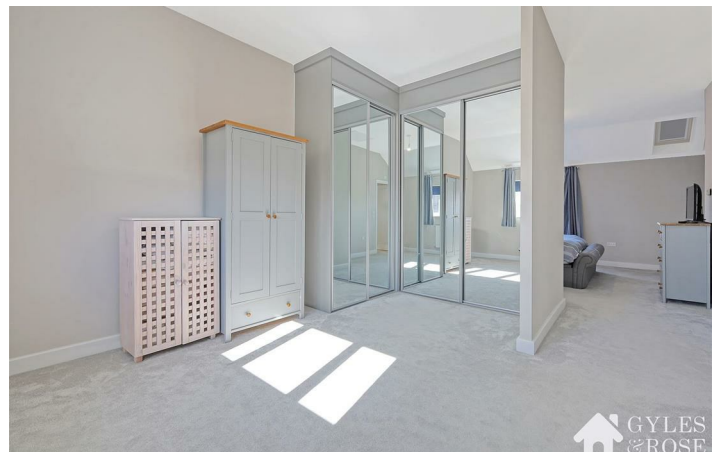
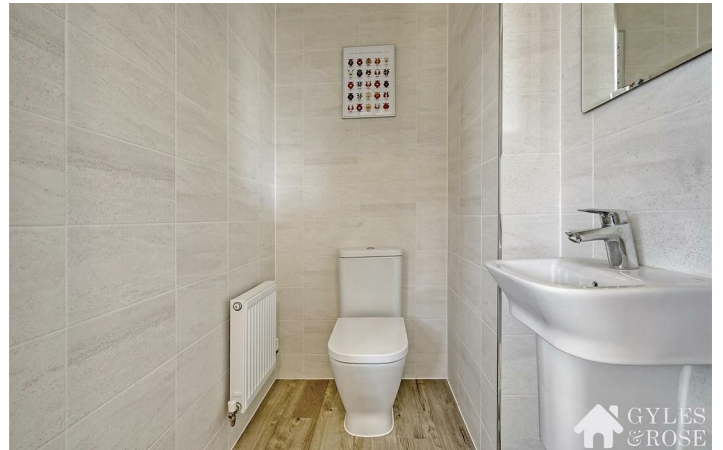
Council Tax - Colchester B

Estate Management Fee - Approx. £288 PA

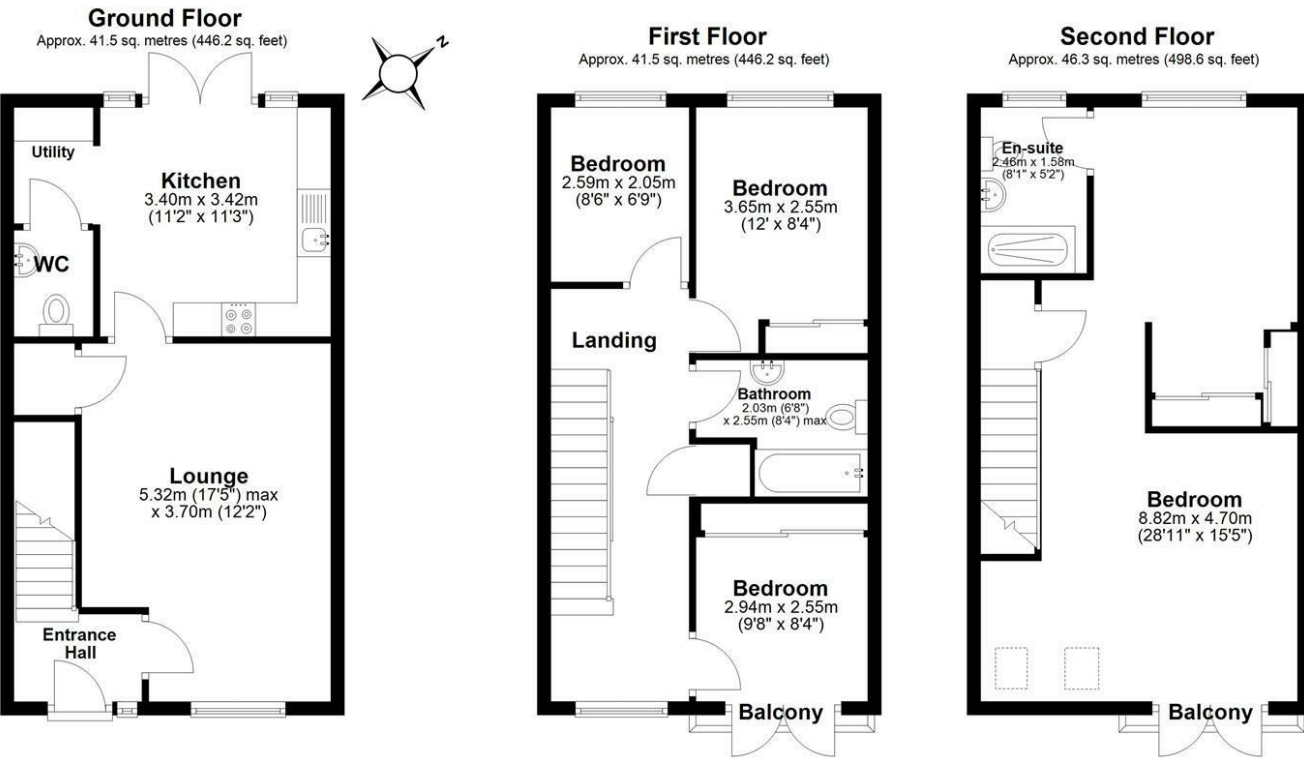
Construction - Brick

Mains Gas, Electric, Water and Sewerage

Sellers position - Need to secure an onward purchase



Floor Plan



Total area: approx. 129.2 sq. metres (1391.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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