

**Church Street, Rowhedge  
CO5 7EE  
Offers in the Region Of  
£185,000 Freehold**

**Town & Country**  
residential sales and lettings







- CHAIN FREE
- IDEAL FIRST TIME PURCHASE/INVESTMENT
- TERRACED HOUSE
- ONE BEDROOM
- GAS TO RADIATOR HEATING
- TWO LEVELS
- FIRST FLOOR BATHROOM
- MODERN KITCHEN WITH APPLIANCES
- VERY CLOSE TO WATERFRONT AND LOCAL SHOP
- OFF ROAD PARKING

## CHAIN FREE

An exciting opportunity to acquire this one bedroom terraced house forming part of a converted school building in the heart of this picturesque waterside village.

This property has been well maintained and is set over two floors. The ground floor has an open plan 17'11" kitchen/living area with a modern gloss fronted kitchen with fitted appliances for those everyday needs. The first floor leads from a landing with a generous bedroom and that all important separate bathroom.

Outside just in front is a small terrace garden and to the rear a larger communal garden and communal parking.



The accommodation with approximate room sizes are as follows:

### **KITCHEN/LIVING AREA**

17' 11" x 12' 10" (5.46m x 3.91m)

Double glazed entrance door to: Double glazed window to front elevation, recessed lighting, wall mounted thermostat, wall light lighting points. Storage cupboard housing Vaillant wall mounted gas boiler, radiator. Single bowl sink unit with mixer tap, inset drainer and cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted double cupboard. Stainless steel filter hood over four ring Smeg induction hob, and electric oven under, Bosch integrated fridge/freezer, Bosch slimline dishwasher, integrated washer/dryer, wooden flooring. Staircase to first floor landing.

### **FIRST FLOOR LANDING**

Recessed lighting Velux style window to one elevation and radiator.

### **BEDROOM ONE**

12' 9" x 10' 11" (3.88m x 3.32m)

Double glazed window to front elevation, radiator. Access to loft space.

### **BATHROOM**

6' 7" x 6' 3" (2.01m x 1.90m)

Recessed lighting, extractor fan. Double glazed Velux window to one elevation, heated towel radiator. Low level WC, wash hand basin with mixer tap tiled splash back and vanity cupboard under, panelled bath with wall mounted taps/controls, screen and tiled splash backs, tiled flooring.

### **FRONT AREA**

Open plan. Part Herringbone block paved/part shingle.

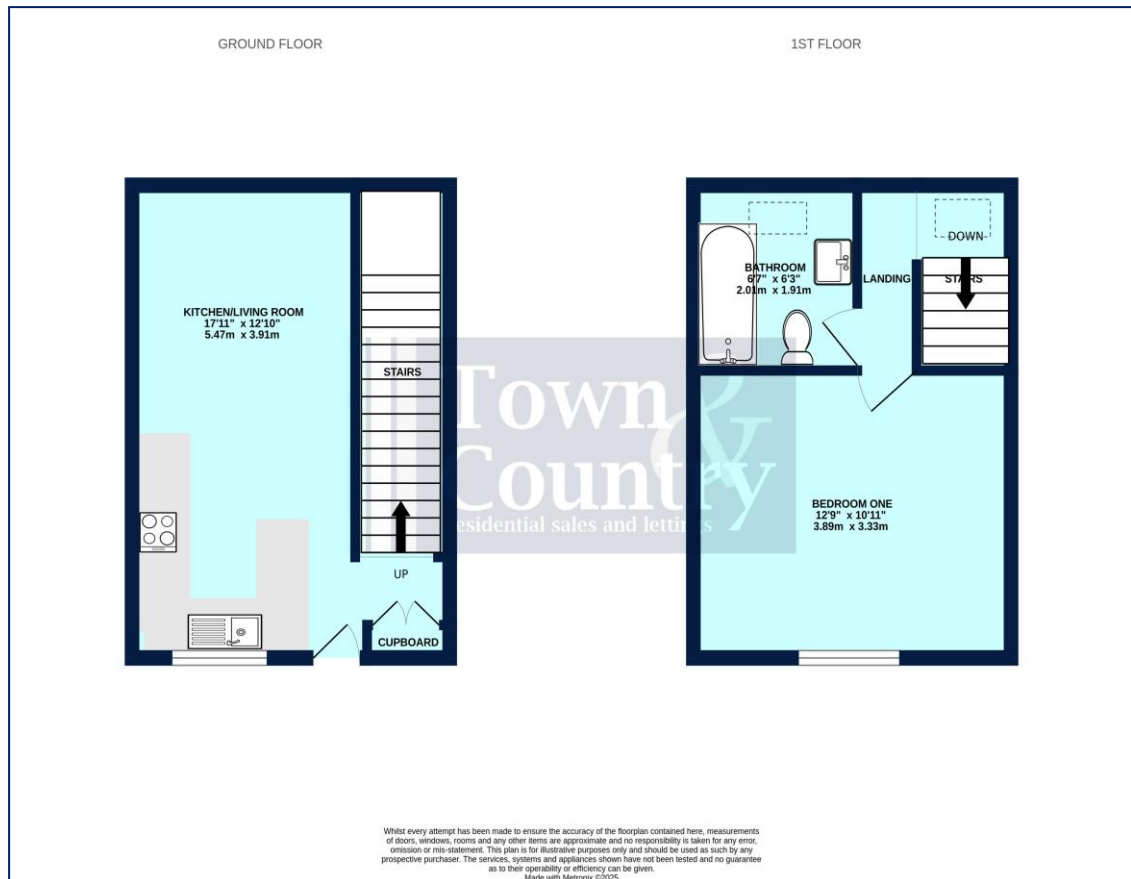
### **COMMUNAL AREAS**

To the rear of the property there is communal shared garden with shed for each property and off road communal parking area.

### **AGENT'S NOTES**

We understand that there is a maintenance agreement of approximately £20 per month to cover the communal garden and parking areas.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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