



1 bedroom Maisonette located in Rowhedge.

Guide Price
£150,000 - £160,000

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JOHN ALEXANDER
ESTATE AGENTS

West Street Rowhedge Colchester CO5 7HW

FULL DESCRIPTION

OVERVIEW

Guide price £150,000 TO £160,000

Located in the heart of the highly sought- after riverside village of Rowhedge, this charming one- bedroom ground- floor maisonette offers an exceptional opportunity for both first- time buyers and investors. Featuring its own private courtyard garden, this home provides a rare blend of outdoor space and convenience. With a share of the freehold, incredibly low costs of only £30 per month for building insurance, and an impressive 961- year lease, this property offers outstanding long- term security and value.

STEP INSIDE

Stepping through the private entrance, you are welcomed into a bright hallway that leads you effortlessly through the property.

The kitchen, measuring 9'8" x 7'5" (3.0m x 2.3m), is designed in a classic shaker style with cream cabinetry paired beautifully with warm wood effect worktops and flooring complementing the cabinetry and tying the space together. The kitchen is well equipped with an integrated gas hob and electric oven, along with designated space for both a washing machine and a fridge freezer.

Moving through to the generous lounge/diner, measuring 15'9" x 13'1" (4.8m x 4.0m), you'll find the same wood effect flooring flowing throughout. This bright and welcoming room provides plenty of space for both relaxing and dining, with French style doors opening out to the rear garden, allowing natural light to fill the room.

The bedroom, located off the hallway, is a comfortable and well-proportioned space measuring 13'2" x 7'8" (4.01m x 2.33m), ideal for a double bed and additional furniture. Adjacent to this is the bathroom, fitted with a full-size bath, wash basin, and WC.

STEP OUTSIDE

One of the standout features of this maisonette is its outdoor space — and the fact that the property has its own dedicated parking space, a rare advantage in Rowhedge. To the rear, you'll find a private, low-maintenance courtyard garden, perfect for relaxing or entertaining. Gated side access leads directly to the parking area, where the property benefits from its own allocated space. To the front, a small courtyard garden provides the ideal spot for a flower border or container planting, giving the home a welcoming and attractive kerb appeal.

THE LOCATION

Rowhedge is a peaceful riverside village near Colchester with local amenities, good broadband, and a friendly community feel. It sits approximately 3–3.4 miles from Colchester city centre.

The village also offers shops and several pubs, including Ye Olde Albion on the High Street, a well- rated traditional venue, and The Anchor, a popular riverside pub serving food and drinks with scenic views.



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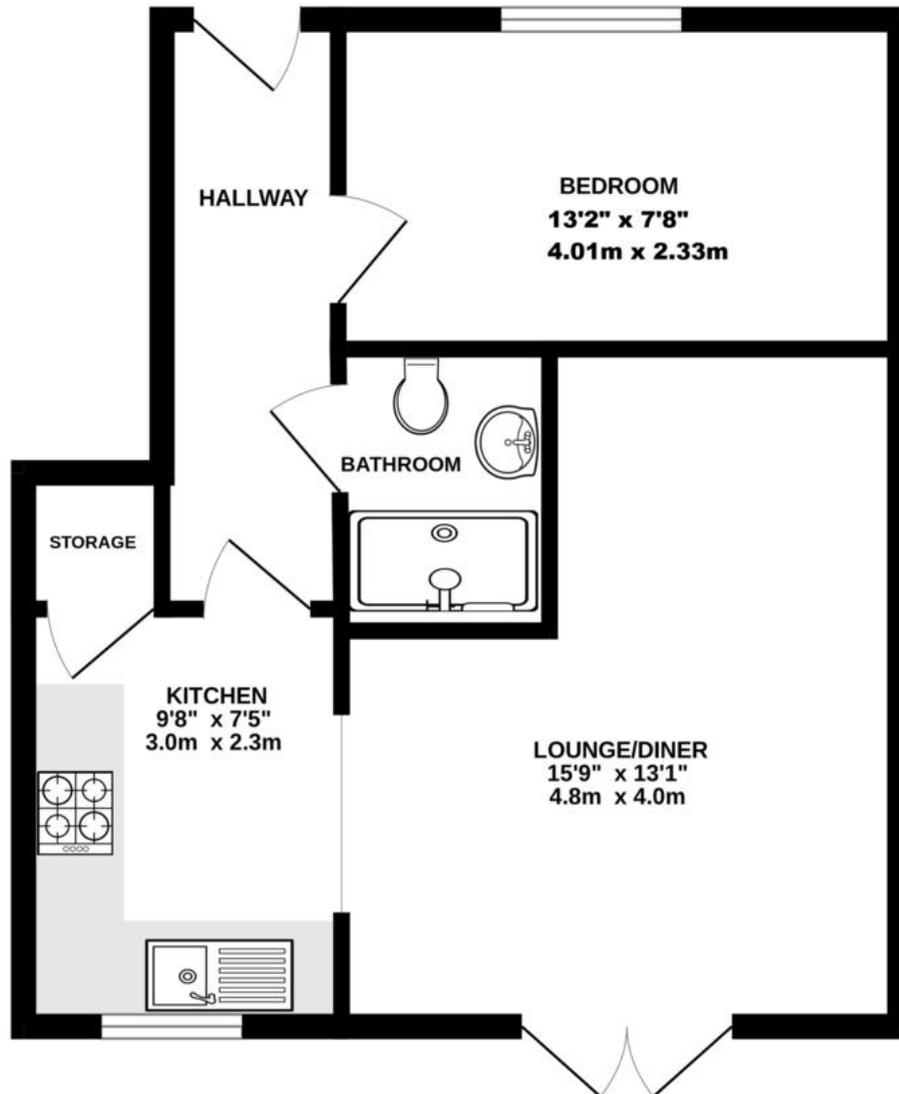
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FLOORPLAN

GROUND FLOOR



DIRECTIONS

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