

oakheart

£230,000

Offers In Excess Of  
Head Street, Rowhedge



Tucked away on the ever-popular Head Street in the picturesque village of Rowhedge, this beautifully presented two-bedroom terraced home combines timeless charm with everyday convenience. Just moments from the local shops, cosy pubs, and inviting cafés, the property offers an ideal retreat for those seeking village living with modern comforts close at hand.

Step inside to discover a bright and welcoming living room, bathed in natural light—an ideal space for unwinding or hosting friends. The ground floor also includes a well-equipped kitchen and a stylishly fitted family bathroom.

Upstairs, you'll find two well-proportioned bedrooms, each offering generous

space and flexibility. The larger of the two enjoys plenty of natural light and ample storage options, while the second bedroom is perfect for guests, children, or as a dedicated home office.

One of the property's true highlights is its close proximity to the scenic River Colne. Just a few minutes' walk from your doorstep, tranquil riverside paths invite you to enjoy leisurely walks, wildlife spotting, and peaceful outdoor moments.

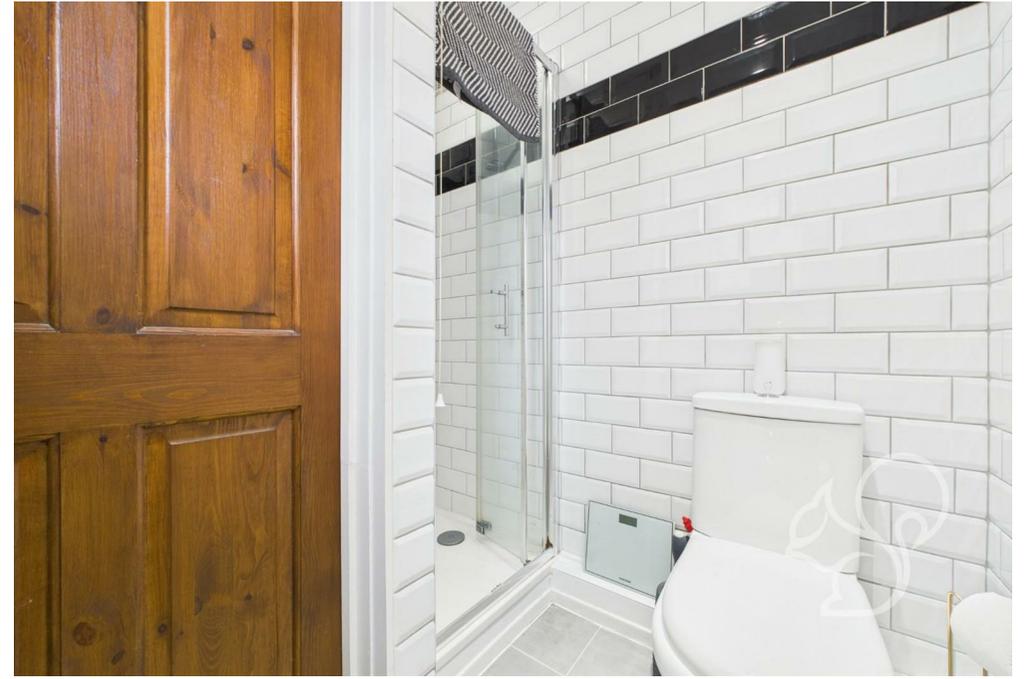
Rowhedge is a thriving and welcoming community, perfectly positioned for access to Colchester town centre via regular public transport links. It's an

excellent location for commuters, while still retaining the peaceful atmosphere of a traditional village. With highly regarded local schools, green spaces, and amenities all nearby, this home suits a range of buyers—from first-time homeowners to downsizers or investors.

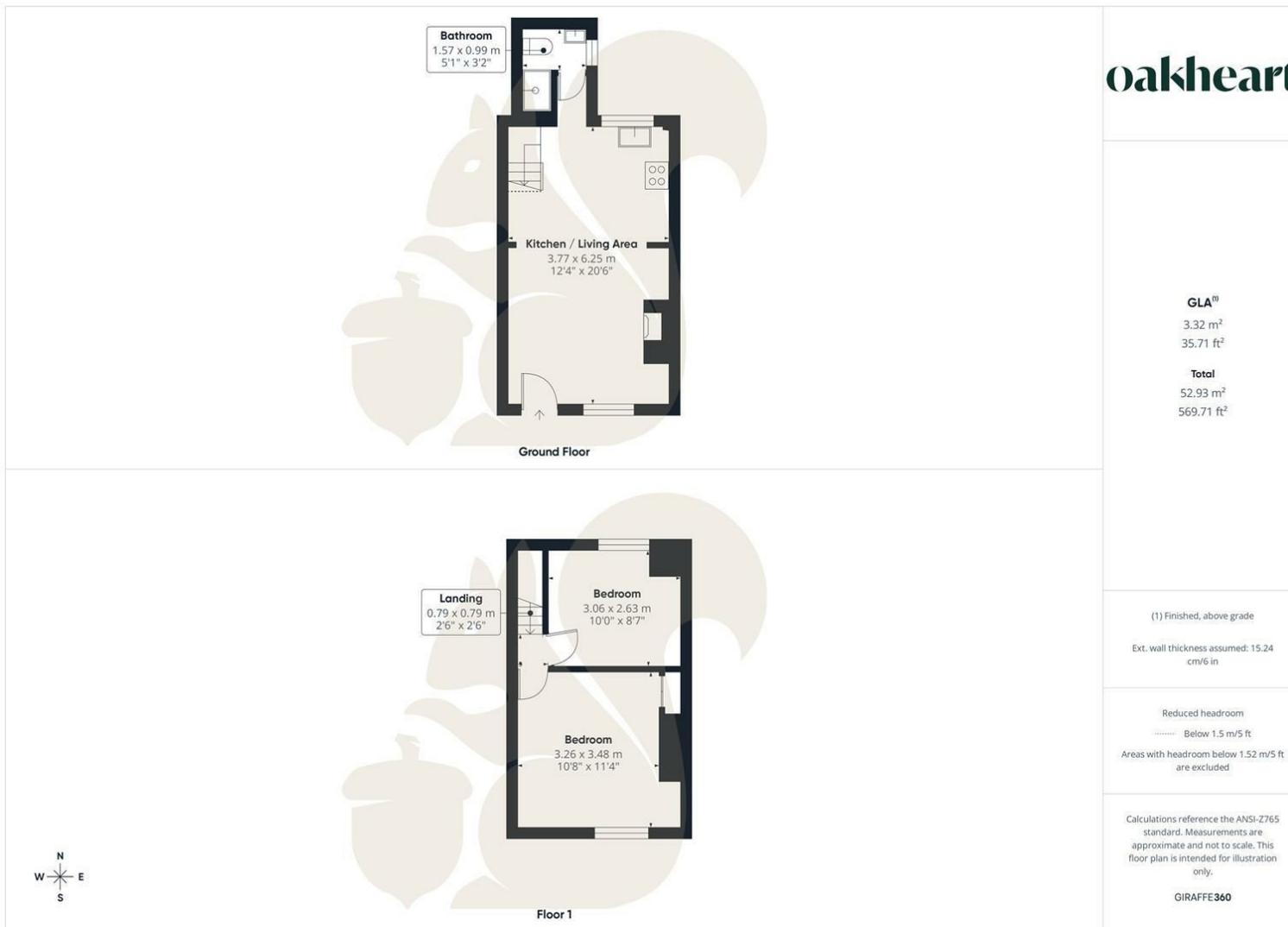
With its superb location, bright interiors, and undeniable charm, this delightful terraced home offers a rare opportunity to embrace village life without compromise.











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**GLA<sup>1)</sup>**  
3.32 m<sup>2</sup>  
35.71 ft<sup>2</sup>

**Total**  
52.93 m<sup>2</sup>  
569.71 ft<sup>2</sup>

(1) Finished, above grade  
Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom  
----- Below 1.5 m/5 ft  
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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