

# oakheart



£290,000

Guide Price

North Wharf Road, Colchester



Guide Price £290,000 - £310,000

Set within the desirable North Wharf Close in Rowhedge, this charming two-bedroom semi-detached home offers modern, comfortable living in a peaceful village location. Perfect for first-time buyers or those looking to downsize, the property combines contemporary style with everyday practicality.

The ground floor features a bright and spacious open-plan layout incorporating the lounge, dining, and kitchen areas—ideal for both relaxing and entertaining. Generous windows allow natural light to flow throughout, while the well-appointed kitchen provides ample worktop space, plenty of storage,

and integrated appliances for an effortless cooking experience.

Upstairs are two well-sized bedrooms, each providing a calm and private space, whether used for sleeping, guests, or a home office. The modern family bathroom is finished to a high standard, featuring quality fittings and a sleek design.

Outside, the home offers two allocated parking spaces, a valuable benefit in this sought-after area. The private rear garden is fully enclosed and includes a tidy lawn, a patio perfect for outdoor dining, and a versatile garden room ideal for hobbies, relaxation, or use as an additional workspace.

With Rowhedge's amenities—including riverside walks, local shops, pubs, schools, and strong transport connections—just a short distance away, this property delivers an appealing balance of tranquility and convenience. A fantastic opportunity to secure a well-located home in one of Colchester's most popular villages.

Agents Note:

Estate service/ground maintenance charge is approximately £150 per annum.













Ground Floor



Floor 1

**oakheart**

Approximate total area<sup>(1)</sup>  
58.9 m<sup>2</sup>  
634 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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