



ROWANS WAY, LEAVENHEATH, COLCHESTER, CO6

GUIDE PRICE £255,000





We are delighted to offer for sale this two-bedroom, semi-detached house located in the sought after area of Leavenheath. This property comprises of a double bedroom, single bedroom, living area with doors to the garden, family bathroom and kitchen. Further benefitting from having off road parking and a garage. An early viewing is advised to appreciate the accommodation to offer!

#### ENTRANCE HALL

Wooden front door to porch, window to side, radiator and stairs to the first floor and door to lounge.

#### LIVING ROOM

11' 85" x 19' 6" (5.51m x 5.94m) Double glazed window to front and radiator.

#### DINING AREA

8' 00" x 7' 8" (2.44m x 2.34m) Radiator, patio door to rear garden and door to kitchen.

#### KITCHEN

6' 6" x 7' 9" (1.98m x 2.36m) Window to rear, sink with worktop to side, further worktop, gas hob with electric oven below, extractor fan, space for washing machine and space for fridge freezer.



### STAIRS

Stairs to landing, access to loft and two built in cupboards one houses the boiler.

### BEDROOM ONE

11' 6" max with built in wardrobes x 9' 7" (3.51m x 2.92m) Window to front, radiator and built in wardrobes.

### BEDROOM TWO

8' 10" x 6' 8" (2.69m x 2.03m) Window to front, radiator and built in wardrobes with shelves to side.



### BATHROOM

7' 7" x 4' 6" (2.31m x 1.37m) Window to rear, radiator and full suite comprising of WC, bath with electric shower over and wash hand basin.

### GARAGE

Up and over doors, power and lights and door to rear garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		