



2 bedroom Apartment located in Rowhedge.

Guide Price
£160,000 - £180,000

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JOHN ALEXANDER
ESTATE AGENTS

Marsh Crescent Rowhedge Colchester CO5 7JQ



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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £160,000 TO £180,000

A well maintained and spacious ground floor two bedroom offering bright and practical accommodation throughout. The property comprises a generous lounge, fitted kitchen, two bedrooms and a modern bathroom, all arranged around a welcoming central hallway. Benefiting from two allocated parking spaces, this attractive home is ideal for first-time buyers, downsizers or investors alike.

STEP INSIDE

Upon entering the apartment, a welcoming central hallway provides access to all principal accommodation, creating a practical and well-balanced layout.

Positioned to the front of the property is the impressive lounge measuring 4.45m x 3.92m (14'6" x 12'10"), a bright and spacious reception room with ample space for both living and dining furniture. Large windows allow natural light to flood the room, creating an inviting space ideal for relaxing or entertaining guests.

Leading from the hallway, the kitchen measures 3.96m x 2.60m (13'0" x 8'6") and is fitted with a range of wall and base units complemented by generous worktop space. The layout offers practicality for everyday cooking whilst providing room for appliances and additional storage.

The apartment features two comfortable bedrooms. The principal bedroom is a generous double room measuring 3.77m x 3.33m (12'4" x 11'1"), offering plenty of space for bedroom furniture. Bedroom two measures 2.93m x 2.35m (9'7" x 7'9") and

provides versatile accommodation that could be utilised as a guest bedroom, home office or nursery.

Completing the accommodation is the bathroom measuring 1.89m x 2.02m (6'2" x 6'8"), fitted with a three-piece suite comprising bath with shower over, wash hand basin and WC. The room is neatly presented and designed for practical day to day living.

STEP OUTSIDE

Externally, the property benefits from two allocated parking spaces and is set within well-maintained communal grounds. Attractive shrubbery and established planting surround the development, creating a pleasant outlook and enhancing the sense of privacy, whilst contributing to the property's overall appeal.

THE LOCATION

Situated in the sought-after village of Rowhedge, Marsh Crescent enjoys a peaceful setting with convenient access to local shops, pubs, riverside walks and everyday amenities. Colchester city centre is within easy reach, while nearby Wivenhoe railway station offers direct links to London Liverpool Street, making the location ideal for both commuters and those seeking a village lifestyle.

AGENTS NOTE

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.



FLOORPLAN

Floor Plan

Approx. 68.2 sq. metres (734 sq. feet)



Total area: approx. 68.2 sq. metres (734 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area) and orientation are approximate. No details are guaranteed and they cannot be relied upon for any purpose.



JOHN ALEXANDER
ESTATE AGENTS

DIRECTIONS

CONTACT

1 Church Road
Tiptree
Colchester
Essex
CO5 0LG

E info@john-alexander.co.uk

T 01621 814334

www.john-alexander.co.uk

Find us on..



JOHN ALEXANDER
ESTATE AGENTS