

oakheart

£300,000

Guide Price

Silva Walk, Rowhedge, Colchester





Guide price £300,000 - £315,000

This beautifully presented two-bedroom end of terrace home is ideally located in the sought-after village of Rowhedge, just a short stroll from the charming village centre and its array of local amenities, including pubs, cafes, and scenic riverside walks. Combining modern convenience with a welcoming village atmosphere, this property offers the perfect balance of comfort, practicality, and location.

Upon entering the property, you are welcomed into a spacious and thoughtfully designed open-plan living area that seamlessly blends the lounge,

dining, and kitchen spaces. This layout creates a bright and airy environment, ideal for both relaxing and entertaining. The contemporary kitchen is well-appointed with quality fixtures and fittings, providing ample storage and workspace for day-to-day living. A convenient downstairs W.C. is located off the hallway, enhancing the practicality of the ground floor.

Upstairs, the principal bedroom benefits from its own private en suite shower room, offering a touch of luxury and added privacy. A second well-proportioned bedroom and a stylish family bathroom complete the first-floor accommodation, making the home ideal for couples, small families, or those seeking a low-maintenance property with additional guest space.

Externally, the property continues to impress. To the rear is an enclosed garden, offering a secure and peaceful space for outdoor dining, children's play, or simply unwinding in the fresh air. The property also comes with a car port, providing off-road parking for multiple vehicles, a particularly rare and valuable feature in this area. Additionally, the property is equipped with an electric vehicle charging point, catering to modern sustainable living needs.

With its end-of-terrace position, generous parking, and proximity to the heart of Rowhedge, this property presents an exceptional opportunity to acquire a stylish and conveniently located home in a thriving village setting.





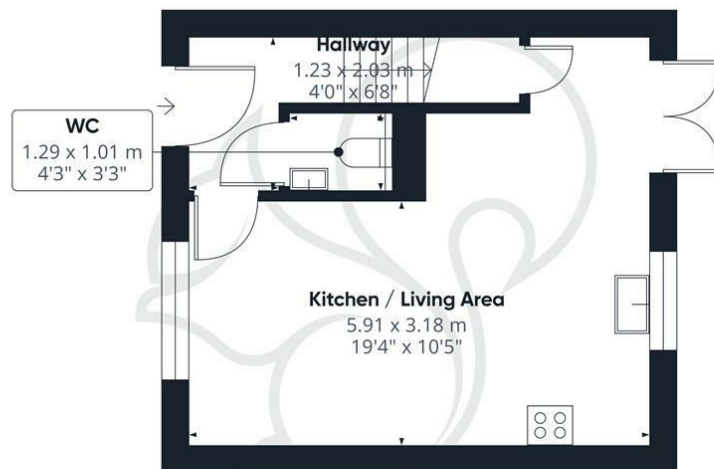




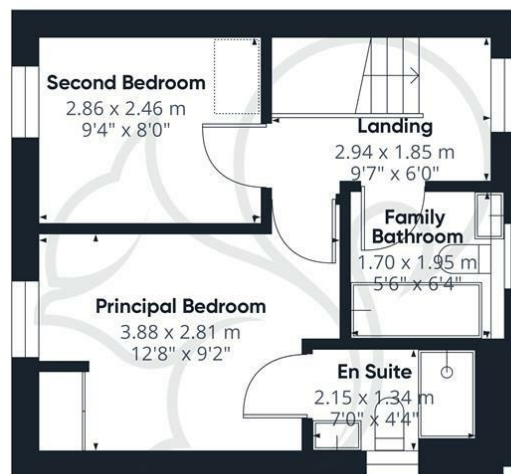








Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

58.3 m<sup>2</sup>  
628 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>100+</b>
(81-91) <b>B</b>	<b>83</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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