

Beresfords | Est 1968



Beresfords

Guide Price £270,000 - £280,000

Freehold | 2 Bed | 2 Bath | House | Terraced | Council Tax Band B | EPC B | Ref NBC260514

Bridge Row Rowhedge CO5 7DH

Offered with no onward chain is this modern two bedroom terraced home in sought-after Rowhedge near the River Colne. Featuring a living room open to kitchen / diner, utility room, cloakroom, en-suite to bedroom one, family bathroom, garage and parking. Close to village amenities, riverside walks and Colchester.

- No onward chain
- Two bedroom terraced home
- Modern interior styling combined with village charm
- Bright open-plan living room and kitchen / diner
- Well-fitted kitchen with ample storage and workspace
- En-suite shower room and family bathroom
- Garage and off-road parking
- Located in one of Rowhedge's most established residential rows
- Close to village amenities, school, pubs and transport links
- Moments from the River Colne and scenic waterside walks

AGENTS NOTE:

Service Charge (per annum): £174.09



Scan the QR code for full details and key information on this property.





Beresfords - Colchester Sales

Beresfords Residential
145 High Street
Colchester
Essex
CO1 1PG

T: 01206 764444

E: colchestersalesdept@beresfords.co.uk

www.beresfords.co.uk

Room Dimensions

Ground Floor

Entrance Hall

Living Room 14'3" x 10'4" (4.34m x 3.15m)

Kitchen / Diner 9'11" x 13'10" (3.02m x 4.22m)

Utility Room

Cloakroom

First Floor

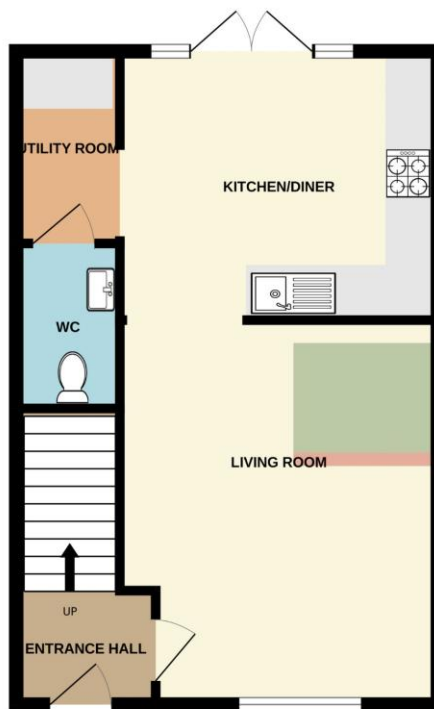
Bedroom One 7'11" x 8'9" (2.41m x 2.67m)

En-suite 9'9" x 4'8" (2.97m x 1.42m)

Bedroom Two 8'5" x 13'9" (2.57m x 4.2m)

Bathroom 7'6" x 5'9" (2.29m x 1.75m)

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property