



Jackson & Co



## Iona Walk

Rowhedge, Colchester, CO5

£170,000-£180,000

Two-bedroom ground floor apartment situated in the desirable waterside village of Rowhedge, located just south of Colchester. Rarely available, properties in this sought-after location generate strong demand.

The village of Rowhedge offers a charming lifestyle with scenic riverside walks, a local pub, and convenient access to Colchester town centre. The apartment also represents an ideal investment for student accommodation.





# Property Features

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- Two double bedrooms ●
- Small Private Garden with Open Views ●
- Spacious Lounge with Bay Window ●
- Fitted Kitchen ●

## Full Description

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### DESCRIPTION

#### Entrance Hall:

Secure entry phone system, laminate flooring, boiler/airing cupboard, access to all rooms.

#### Bathroom:

White suite comprising panelled bath with shower over, wash hand basin, low-level WC, part tiled walls, extractor fan, and laminate flooring.

#### Bedroom One:

Double bedroom with window to rear offering open views, electric heater, and laminate flooring.

#### Bedroom Two:

Window to rear with open views, electric heater, and laminate flooring.

#### Lounge:

Spacious open-plan lounge area with bay window, electric night storage heater, and archway leading to:

#### Kitchen:

Fitted with a range of wall and base units, worktops over, stainless steel sink with mixer tap, built-in electric hob, oven, and extractor fan. Laminate flooring.

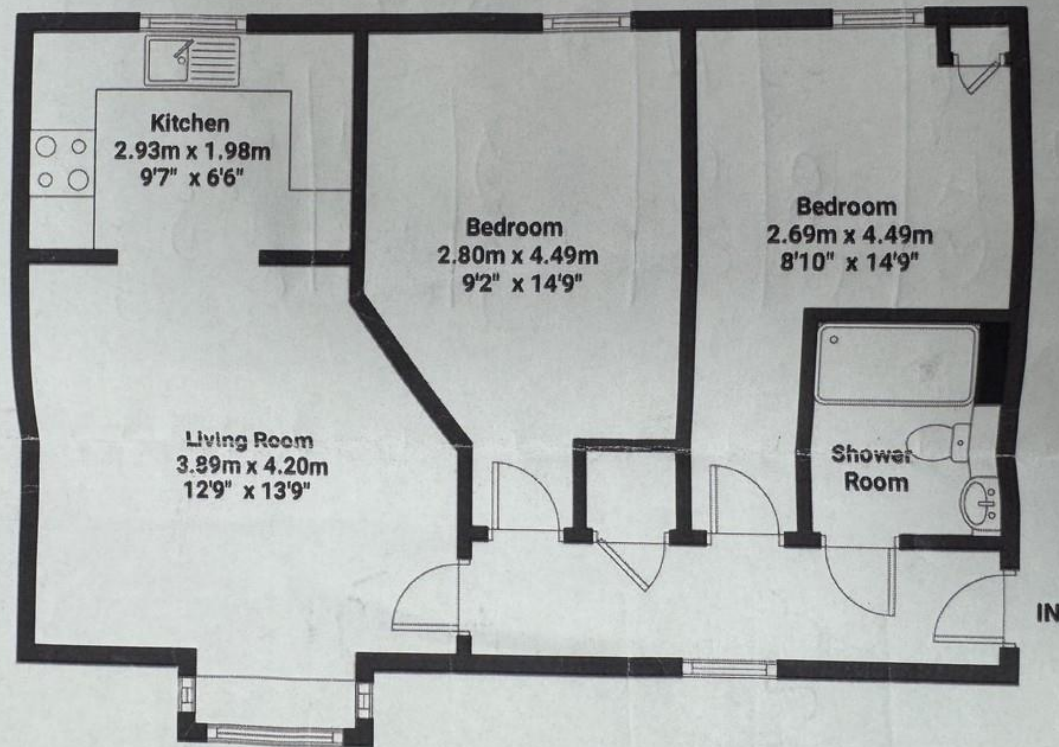
#### Outside:

Private garden area to the rear with pleasant open views. Allocated off-road parking space at the front of the property.

#### Additional Notes:

The property is in generally good condition, though would benefit from a cosmetic refresh to maximize rental value or future resale.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements