



## Ferrymen Drive, Rowhedge, CO5 7BU

Asking price £245,000

Gallant Richardson Estate Agents bring to market this, we feel, well-proportioned TWO BEDROOM coach house residence located in a lovely setting just off the riverside and only a stroll from the village centre. Lovely property, lovely setting.

The accommodation starts via your own private entry door into hall and stair flight to the first floor where you appear into the main living area that offers the lounge and dining space and being open plan to the fitted kitchen that includes appliances of dishwasher, fridge and separate freezer. Balcony comes off the lounge that views down the Drive to the water's edge. Inner hall with loft access via ladder providing storage, utility room with plumbing for washing machine (with gas boiler), family bathroom and the two bedrooms, both we feel of a generous size. Outside we have allocated two parking spaces and visitors space, store cupboard.

The location for this property is superb, being just off the waters side where walkways and paths take you away from the hustle of life or into the village centre where local shops cafes and village pubs can be found along with bus service points that ride into Colchester.

VIEWING ADVISED!

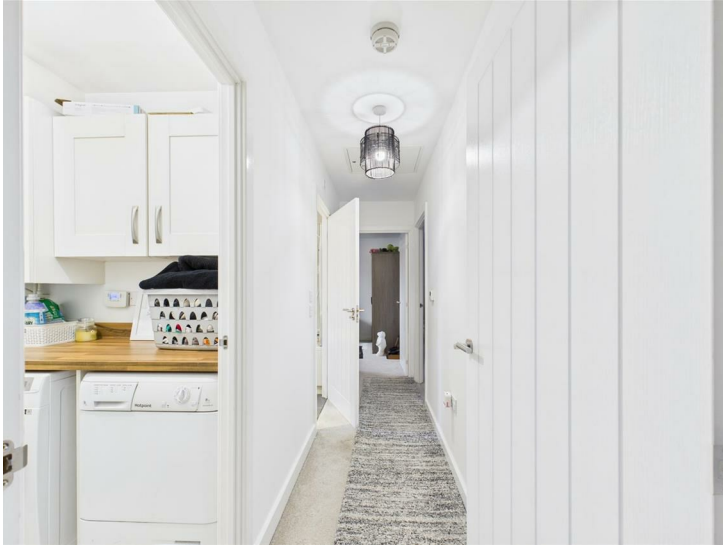
### Living/Kitchen Area

22'8" x 19'3"max (6.91m" x 5.87m"max)



### Kitchen Area

### Inner Hall



### Utility Room

5'7" x 5' (1.70m" x 1.52m)



### Bathroom

7'6" x 5'7" (2.29m" x 1.70m")



### Bedroom One

12'4" x 10' (3.76m" x 3.05m)



### Bedroom Two

10'2" x 9'1" (3.10m" x 2.77m")



## Outside



## Waterside



## Balcony



## Boarded Loft Space



### Material Information

EPC - B - Valid until 09.02.27

Council Tax Band - B - £1,673.75 - 2025/2026

Local Authority - Colchester City Council

Broadband Coverage - Standard/Superfast/Ultrafast - Ofcom

Mobile Phone Coverage - Yes - Ofcom

Flood Risk - Very Low - Gov.Uk

Lease - 175 Years from 2016

Ground Rent - £175 PA

Service Charge - £130 PA

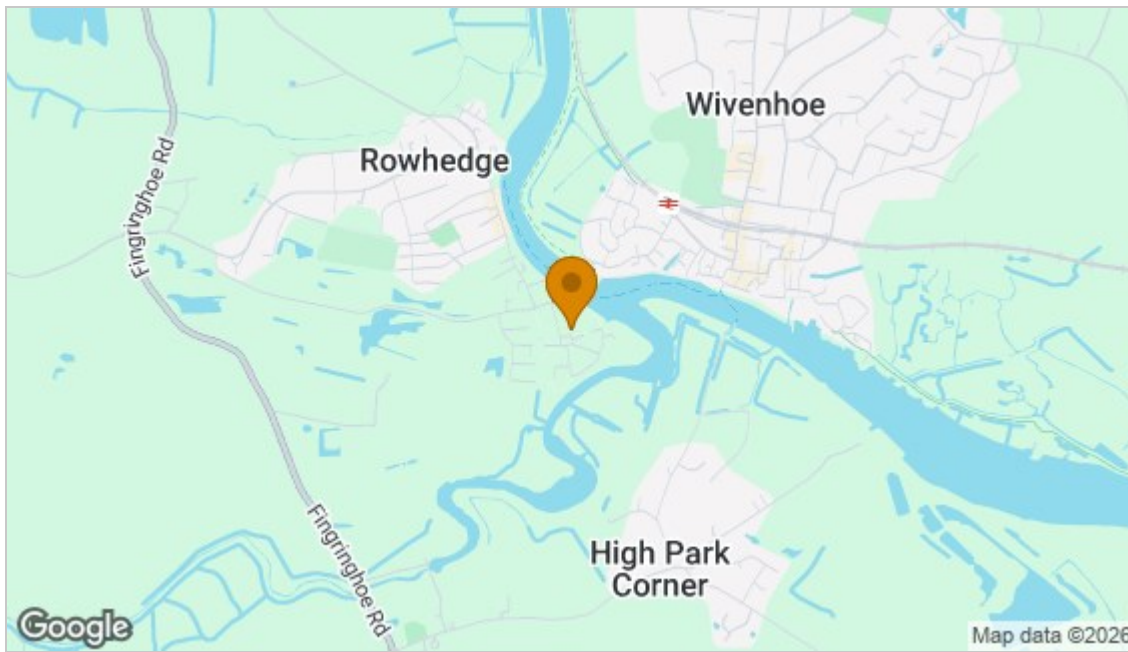
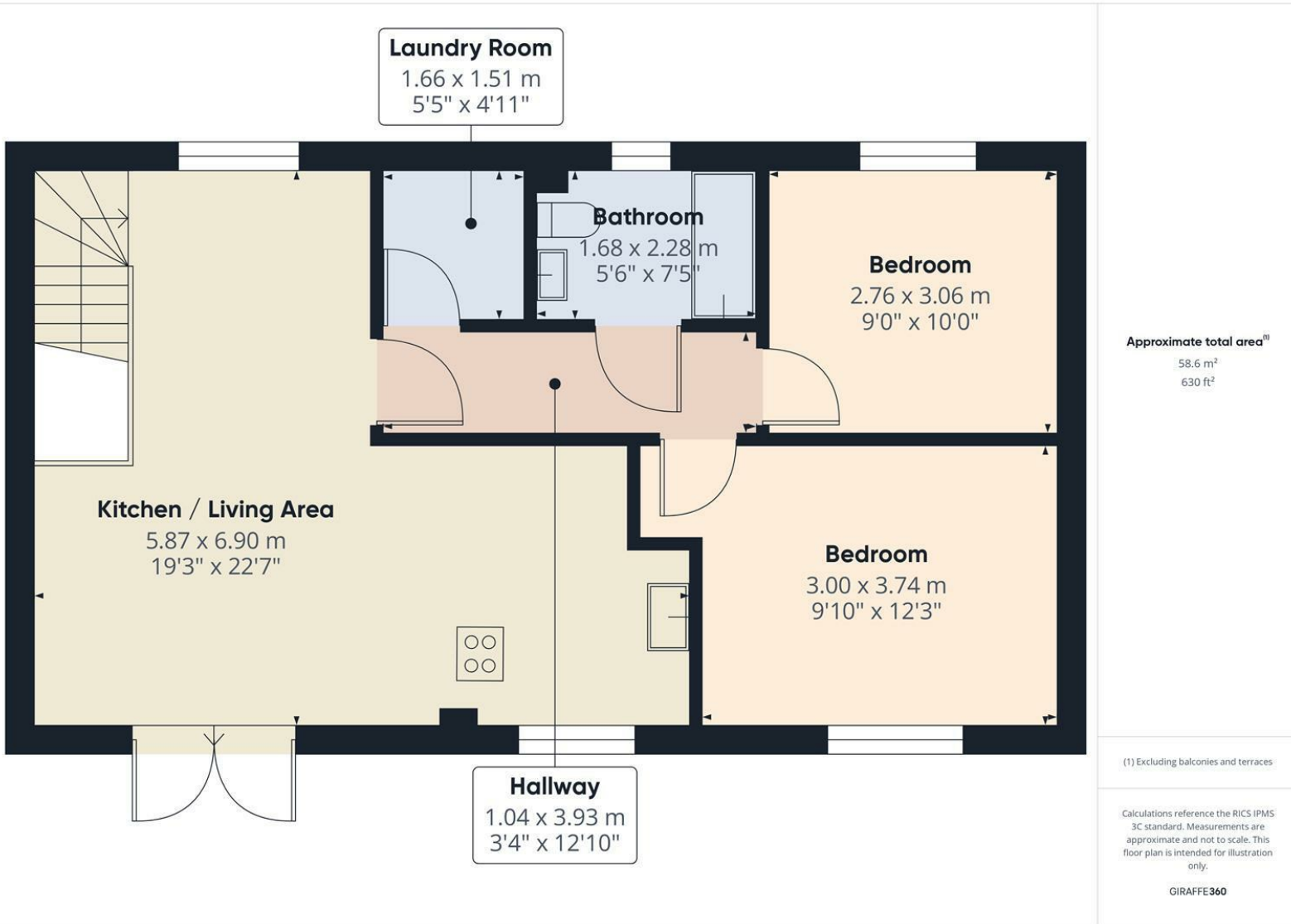
It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The Property Ombudsman), a government approved redress scheme.

### Money Laundering Check

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

### Disclaimer

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
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