



Sanderson Mews, Colchester, CO1 1GP

Guide price £280,000

Price Guide £280,000 - £290,000

Gallant Richardson Estate Agents bring to market this lovely and most deceptively spacious THREE BEDROOM cottage style terrace residence, a property we feel really needs an internal viewing to appreciate the accommodation size and convenience of its position.

On entering the mews you will have to look hard to find this little gem as it is nestled in the corner away from the road frontage, a little path leads you to the front door and then opening up into a reception hall of a size you would not expect, just off that is a ground floor cloakroom/w.c. From here not one but two reception rooms and kitchen can be found. First floor has the three bedrooms, again of good size in our opinion and family bathroom. Outside has an enclosed private courtyard style garden with gate access from leading to the mews frontage and resident's car park, street parking and the near NCP also allowed for residence with permit.

Now, being cited right in the heart of the city pretty much everything the city has to offer is a stroll away such as expansive shopping facilities, leisure time, host of bars, cafes, restaurants, train stations connecting into London and the impressive Colchester Castle park to name a few.

Reception Hall



Cloakroom/WC

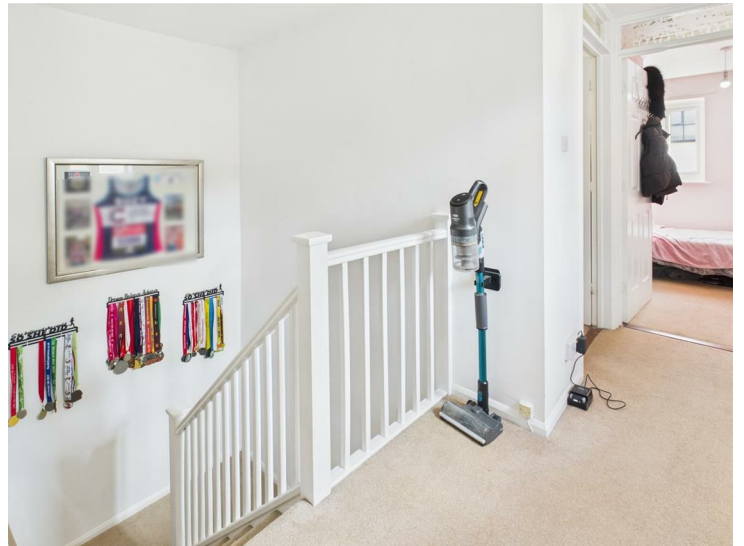


Lounge

12'8" x 12' (3.86m" x 3.66m)



Landing



Dining Room

12 x 9'10" (3.66m x 3.00m")



Bedroom One

12'2" x 10'6" (3.71m" x 3.20m")



Bedroom Two

13' x 8'7" (3.96m x 2.62m")

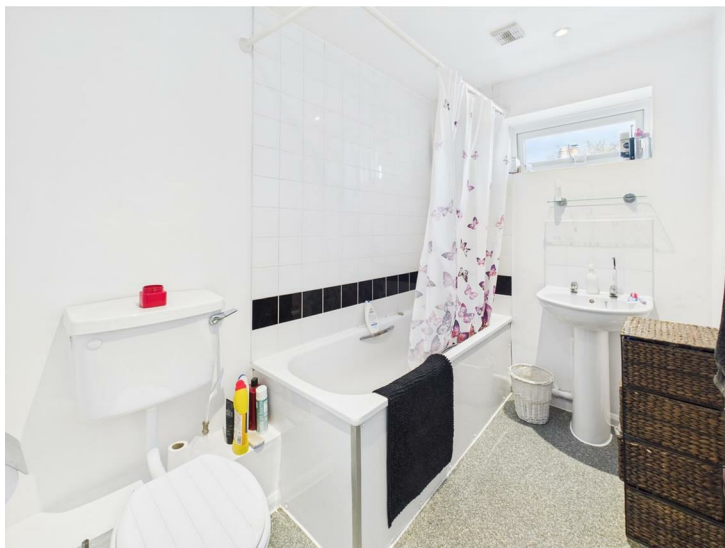


Bedroom Three

8'9" x 7' (2.67m x 2.13m)



Bathroom



Outside



Material Information

EPC - TBC

Council Tax Band - C - Last updated on 14 September 2025 - £1,912.86

Local Authority - Colchester City Council

Flood Risk - Surface Water - Very Low - Sea and Rivers - Low - via .GOV

Mobile Phone Coverage - Yes - via Ofcom

Broadband Coverage - Standard and Ultrafast - via Ofcom.

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.

Anti Money Laundering

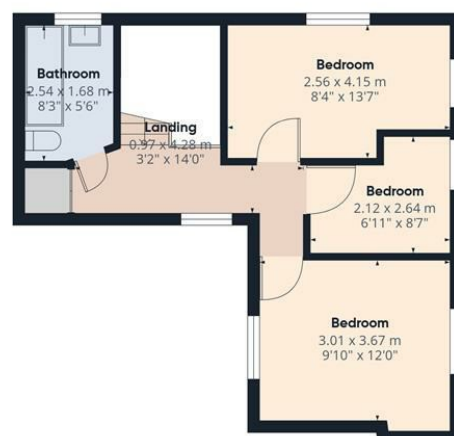
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you 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.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

78.3 m²
844 ft²

(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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