

oakheart

£425,000

Guide Price  
Meander Mews, Colchester

DER MEWS

Guide Price: £425,000 - £450,000.

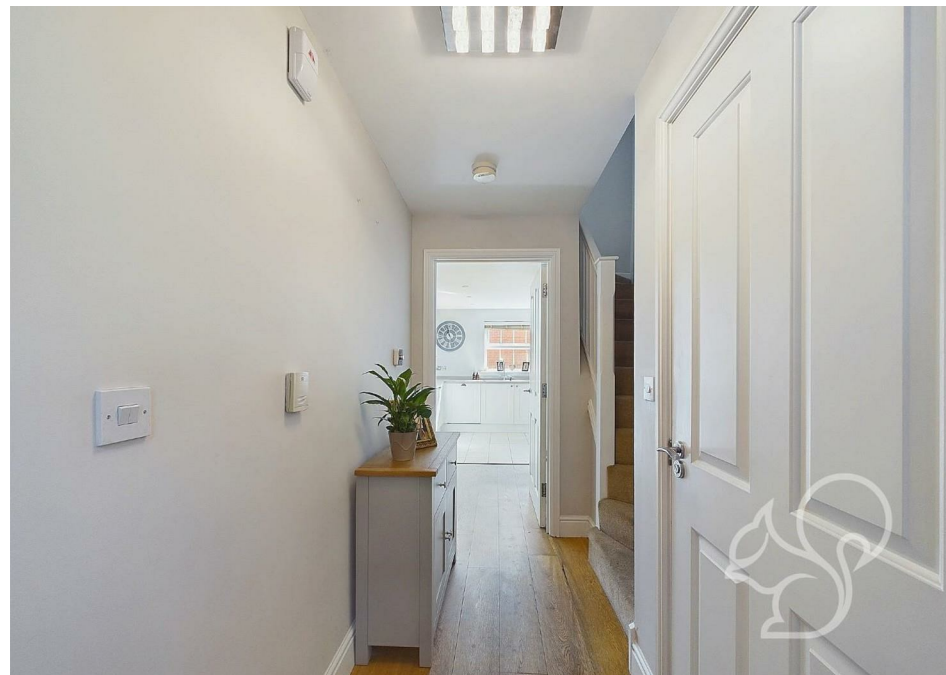
Nestled in the highly sought-after Meander Mews, this spacious and well-presented five-bedroom, three-bathroom end-of-terrace townhouse is the ideal family home. Set across three generously proportioned floors, the property offers a perfect balance of modern living and convenient location. Situated within walking distance of Colchester Castle Park, an array of schools, shops, Colchester City Centre, and excellent transport links, this home offers both comfort and accessibility.

Upon entering, you are greeted by a welcoming entrance hall leading to a convenient WC. The heart of the home lies in the expansive open-plan living, kitchen, and dining area. The recently refitted kitchen is a highlight, offering an abundance of worktop and cupboard space, perfect for family gatherings and entertaining. The living area boasts a charming bay window, while French doors lead directly to the rear garden, flooding the space with natural light. A handy storage cupboard completes this floor.

The first-floor landing provides access to a large double bedroom featuring another bay window, plus a second bedroom, with both rooms benefiting from shared access to a stylish Jack-and-Jill bathroom. There is an additional bedroom on this floor, currently used as a home office, ideal for those working from home.

On the second floor, the principal bedroom enjoys a bay window, built-in wardrobes, and a private en-suite shower room, providing a serene retreat. Another well-sized bedroom on this floor also boasts its own en-suite, making this home perfect for a growing family or guests.

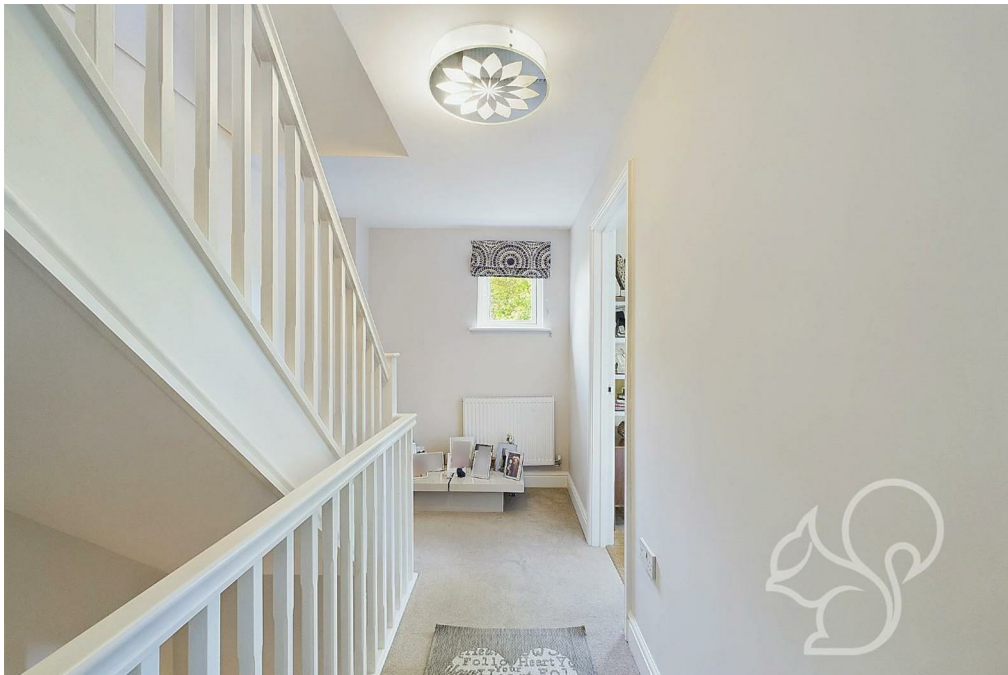
The enclosed, walled rear garden is a fantastic outdoor space, mostly laid to lawn with a patio area perfect for alfresco dining. A rear gate provides convenient access to the allocated parking space located in front of your single garage.









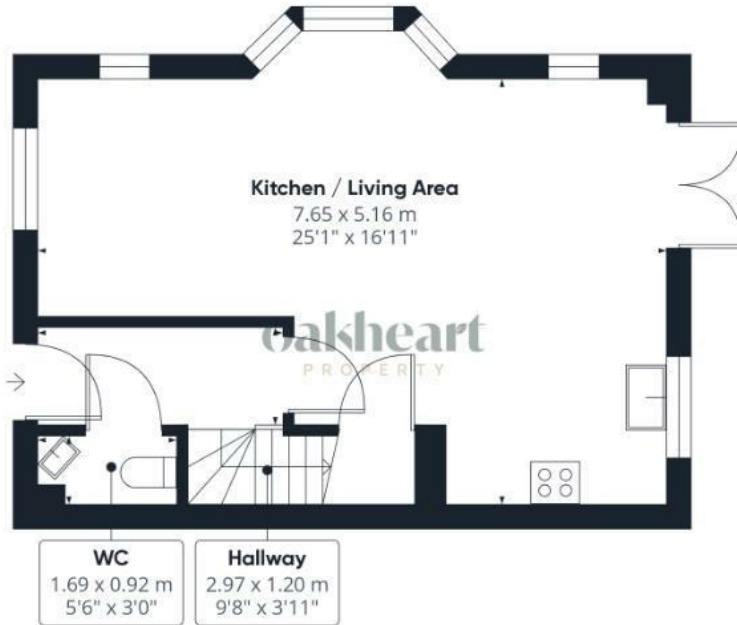








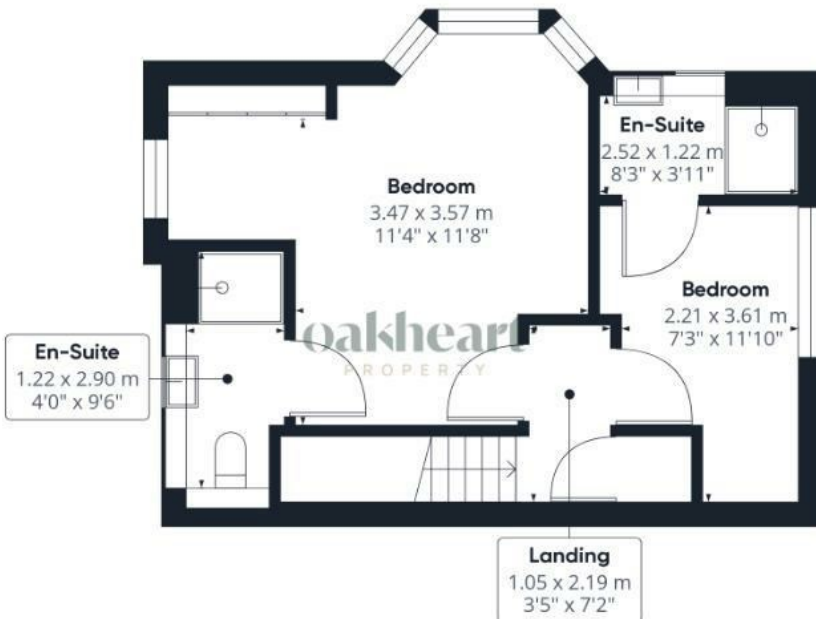




Ground Floor



Floor 1



Floor 2

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

109.98 m<sup>2</sup>

1183.81 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360


Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
E



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>84</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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**01206 803 308**

[colchester@oakheartproperty.co.uk](mailto:colchester@oakheartproperty.co.uk)

2b Cotman Road, Colchester, Essex, CO3 4QJ