

oakheart



£425,000

Guide Price  
Meander Mews, Colchester



Guide Price: £425,000 - £450,000.

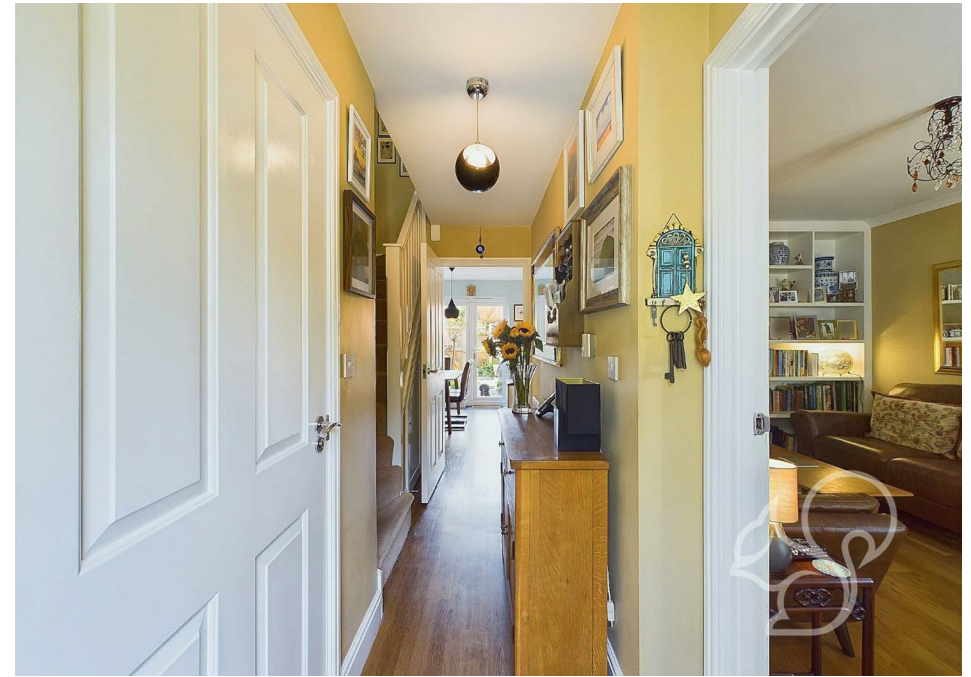
This modern and beautifully presented five-bedroom end-of-terrace townhouse spans three spacious floors in the desirable Meander Mews of Colchester. Ideally located for families, the property offers easy access to high-performing schools, the picturesque Castle Park, Colchester City Centre, and Colchester North Station, which provides direct train services to London Liverpool Street.

On the ground floor, the property opens to a welcoming entrance hall with a WC conveniently positioned to the left. A spacious lounge offers a comfortable living area, complemented by useful understairs storage. Towards the rear, a recently fitted modern kitchen/diner boasts an array of high-quality units, generous worktop space, and integrated appliances. French doors open out to the low-maintenance rear garden, offering an ideal outdoor space for relaxation and entertainment.

The first floor features a bright landing that leads to the principal bedroom, complete with built-in wardrobes and a private en-suite shower room. Additionally, there is a further generously sized double bedroom on this level.

The second floor accommodates a spacious double bedroom, two further bedrooms, and a recently refitted modern family bathroom, providing plenty of space for family or guests.

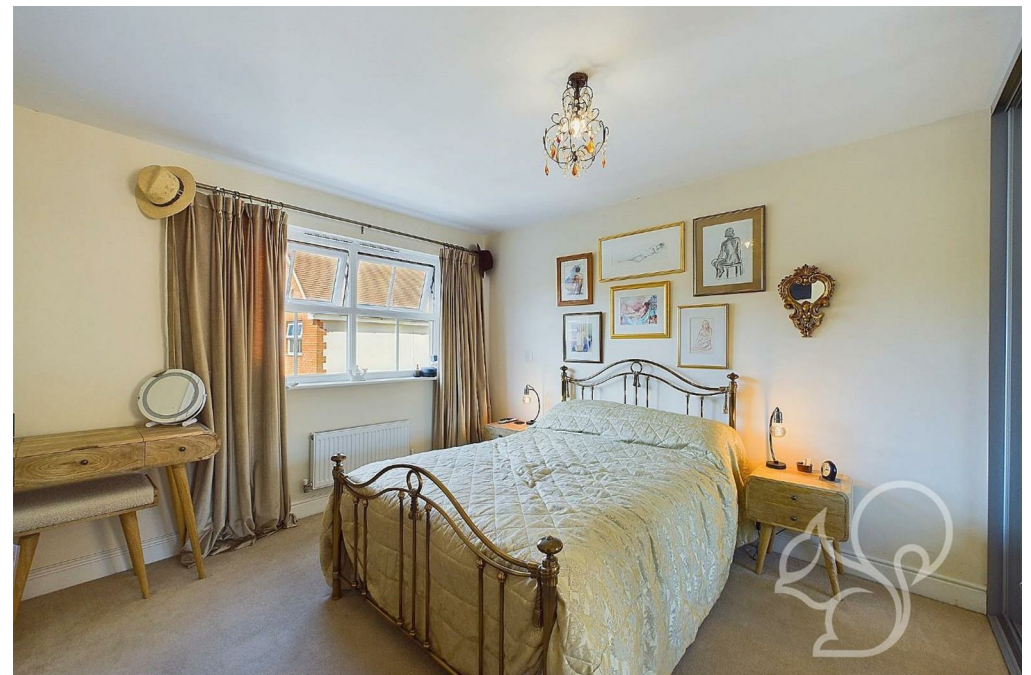
Externally, the enclosed rear garden is designed for low maintenance, featuring a patio area and flowerbeds. A rear gate leads out to the allocated parking space and single garage, offering secure and convenient parking.







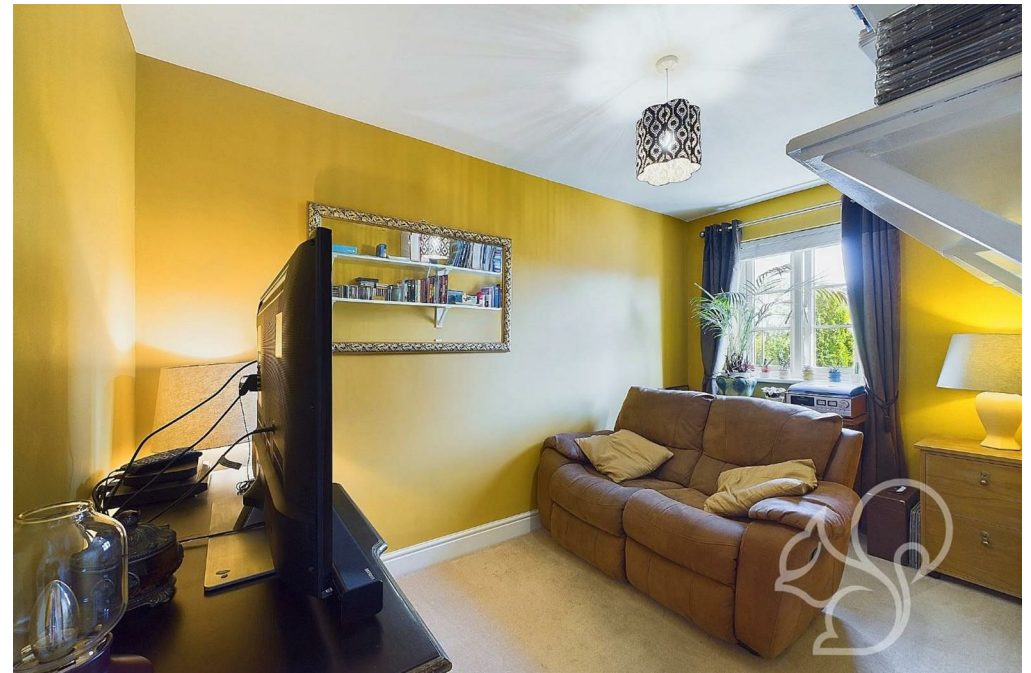
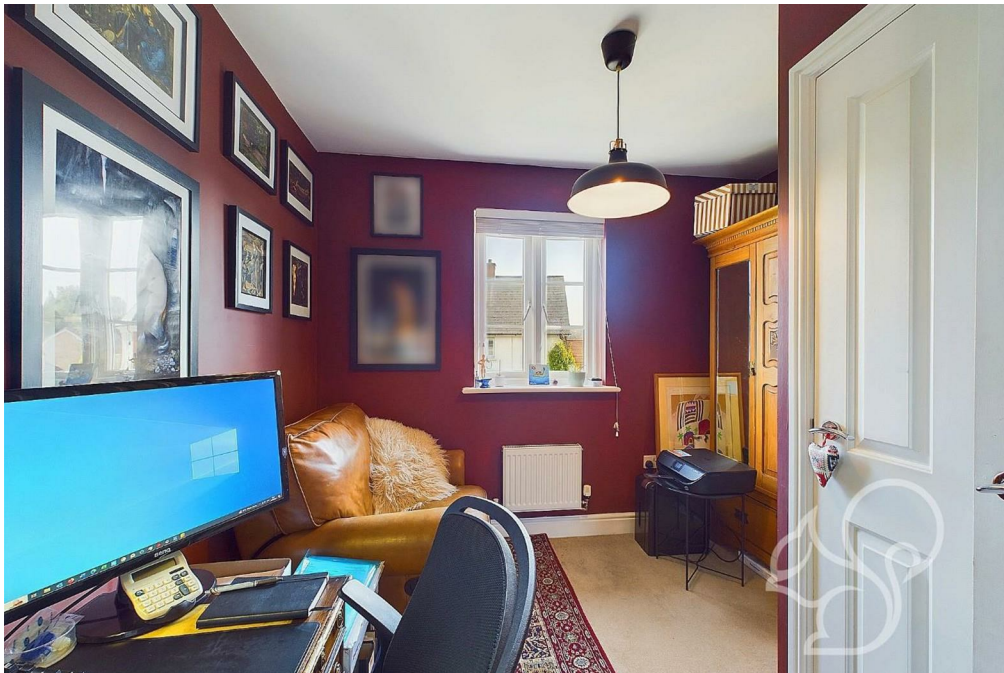
















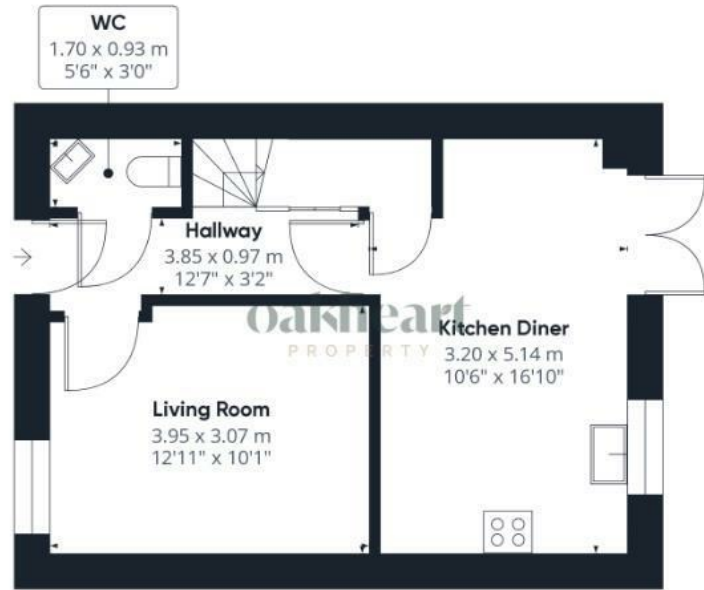












Ground Floor



Floor 1



Floor 2

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

99.96 m<sup>2</sup>  
1075.96 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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