



**Yale Mews, Colchester, CO4 9SH**  
**£1,050 Per month**





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### Some More Information

The layout is simple and works well for day-to-day living. The main living space is comfortable and leads through to a neatly arranged kitchen with everything set out in a straightforward, usable way.

Upstairs, there's a good double bedroom along with a separate shower room. Off the landing, there's also a sliding door wardrobe providing useful built-in storage, along with an airing cupboard.

Overall, it's a sensible setup that suits a single occupant or couple looking for something easy to run and maintain. Fully double glazed and with gas central heating throughout.

### Location

Yale Mews is set within the Highwoods area to the north-east of Colchester, a straightforward and well-connected spot for day-to-day living. The A12/A120 is close by, making it an easy run towards Chelmsford, Ipswich or Tendring.

For everyday needs, the large Tesco Extra Colchester Highwoods is nearby, along with Colchester General Hospital. Highwoods Country Park is also within easy reach if you want larger outdoor space, while Colchester North railway station provides direct trains into Stratford and London Liverpool Street. It's a location that covers the essentials without needing to go far, and works well for both local and commuting tenants.

### Externally

Externally, the property benefits from a private garden, positioned beyond the allocated parking area rather than directly to the rear of the house. The garden provides a good amount of outdoor space for a property of this size and includes a substantial outbuilding with power, offering excellent storage or the potential for a workshop, hobby room or entertaining space.

To the rear of the property are two allocated off-road parking spaces, a practical feature that is often difficult to find with one-bedroom homes.

The property is situated within a small cul-de-sac, giving it a quieter setting away from passing traffic whilst remaining convenient for local amenities and transport links.

### Porch

3'8" x 2'8" (1.12m x 0.81m)

### Living Room

11'9" x 12'0" (3.58m x 3.66m)

### Kitchen

11'9" x 5'5" (3.58m x 1.65m)

### Bedroom

11'3" x 8'6" (3.43m x 2.59m)

### Shower Room

6'2" x 5'6" (1.88m x 1.68m)

### Services

Council Tax Band – B  
Local Authority – Colchester  
EPC – C

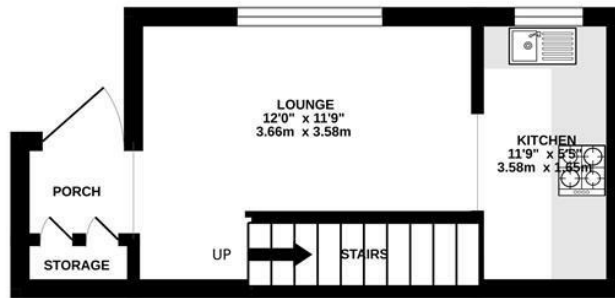
- \*Mains Electric
- \*Mains Gas
- \*Mains Water
- \*Mains Drainage.

Broadband Availability - Ultrafast Broadband Available with speeds up to 1800mbps Virgin, Openreach(details obtained from Ofcom Mobile and Broadband Checker) – June 2026.

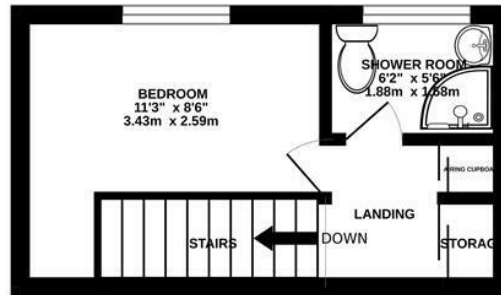
Mobile Coverage - It is understood that the mobile phone service is available from EE, O2, Three (details obtained from Ofcom Mobile and Broadband Checker) - June 2026.



GROUND FLOOR  
139 sq.ft. (12.9 sq.m.) approx.



1ST FLOOR  
123 sq.ft. (11.4 sq.m.) approx.

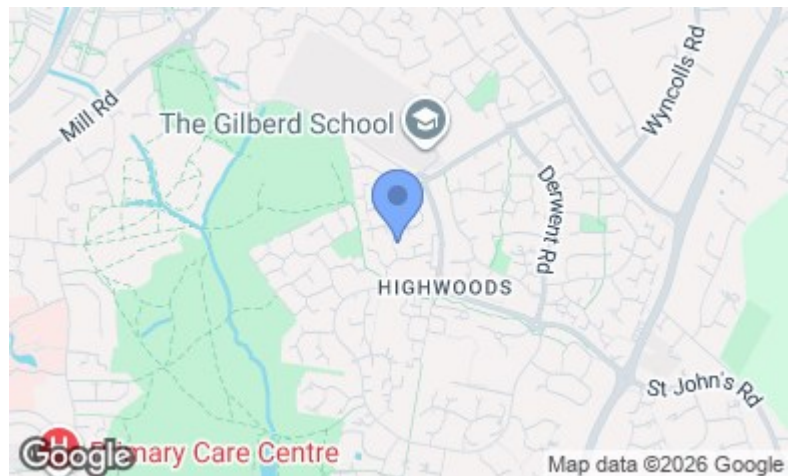


TOTAL FLOOR AREA: 377sq.ft. (35.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| 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 |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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



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