

oakheart



£350,000

Offers In Excess Of
Britannia Mews, Colchester



Situated within an exclusive gated development of just nine homes, this beautifully presented three-bedroom semi-detached family home offers spacious and stylish accommodation. Positioned on the edge of Abbey Field, the property enjoys the perfect balance of peaceful surroundings while remaining within easy walking distance of Colchester city centre, Colchester Town Station and a wide range of local amenities.

Stepping inside, the property welcomes you with a bright entrance hallway leading through to a generous living room, providing a comfortable space to relax and entertain with direct access to the rear garden. To the front of the home, the modern kitchen/dining room offers ample storage, worktop space

and room for dining. The ground floor is further complemented by a convenient cloakroom.

To the first floor, the property offers three well-proportioned bedrooms, including a spacious principal bedroom, alongside a contemporary family bathroom and landing area.

Externally, the property continues to impress with a private and enclosed rear garden, ideal for outdoor dining and family enjoyment. The home also benefits from a garage and additional off-road parking, providing excellent practicality for modern family living.

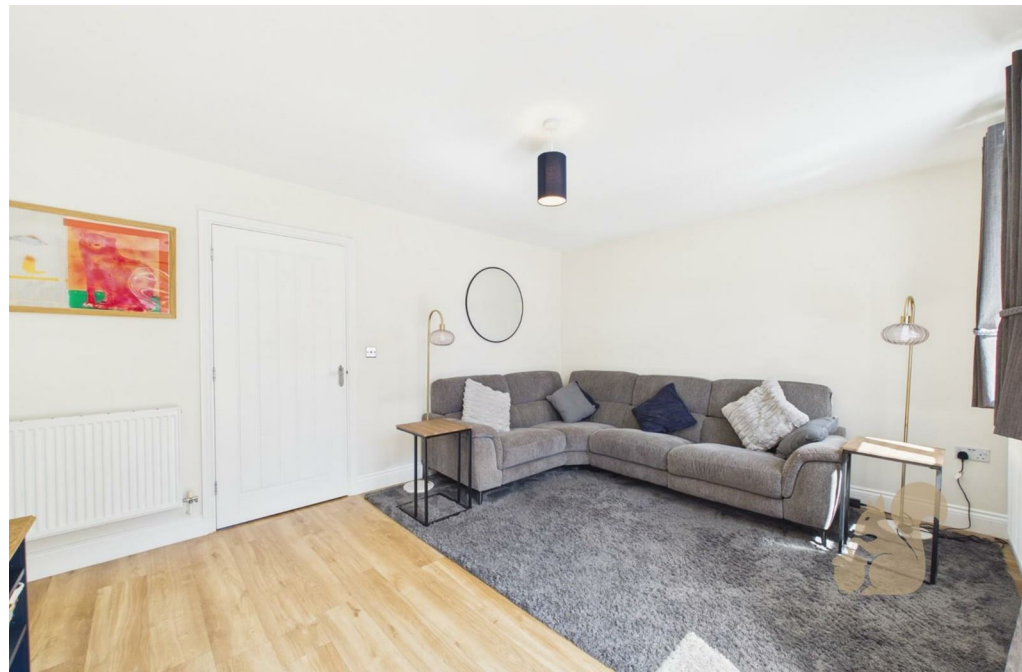
Finished to an excellent standard throughout and forming part of a rarely available gated community, this exceptional home presents a fantastic opportunity for families, professionals and commuters seeking stylish living in a highly convenient location.

Agents Note:

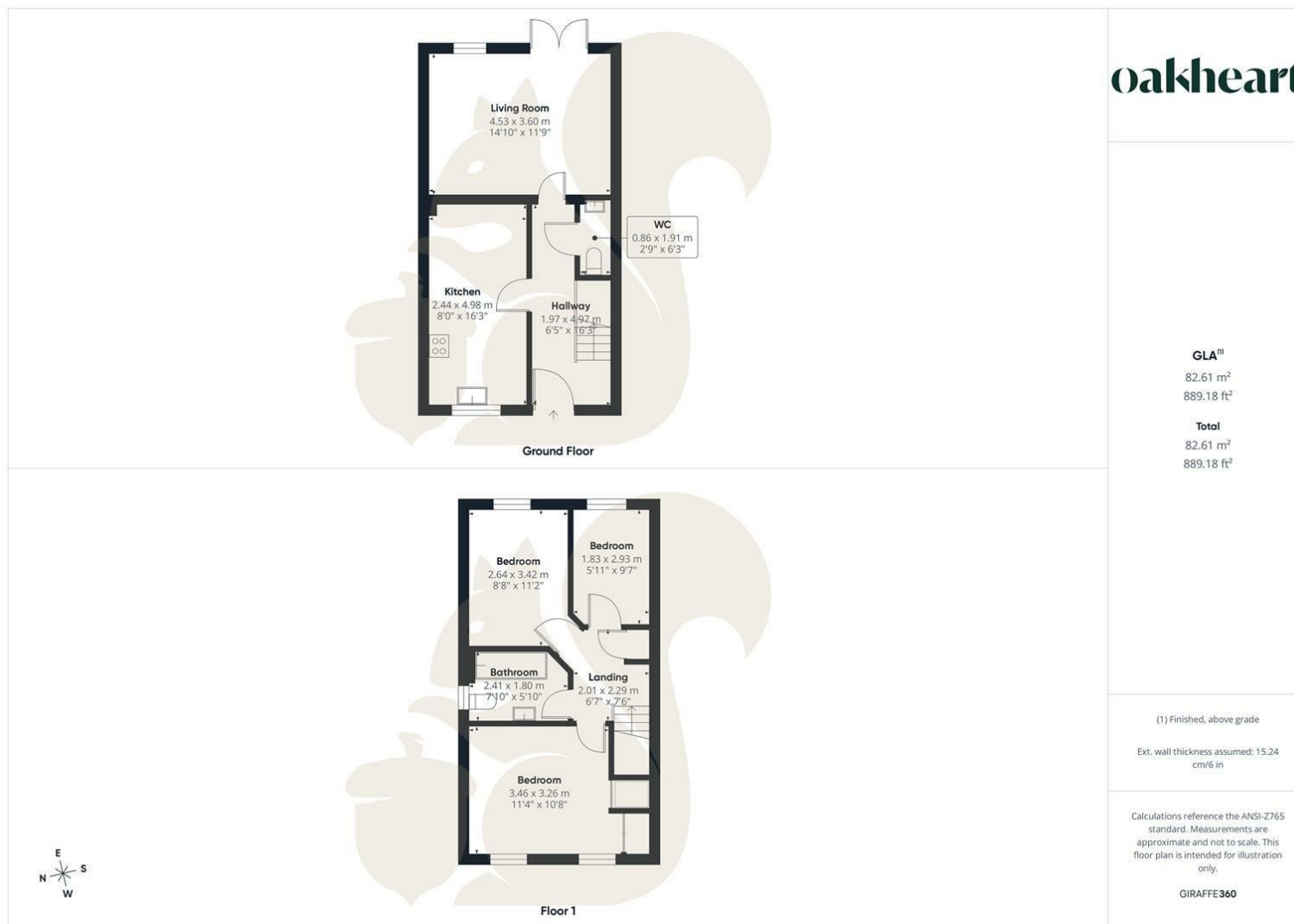
An estate charge of £47.00 per calendar month contributes to the upkeep of the private gated community, including electric secure cast iron gates and amenities.











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GLA¹⁰
82.61 m²
889.18 ft²

Total
82.61 m²
889.18 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		90
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

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