

oakheart

£300,000

Guide Price

Saddle Mews, Stanway

Guide Price: £300,000 - £325,000.

Situated on the ever-popular Saddle Mews within the highly sought-after Stanway area of Colchester, this spacious three-bedroom mid-terrace home is ideally located for convenient access to local primary and secondary schools, Stane Retail Park, the A12, and Marks Tey Train Station, offering direct links to London Liverpool Street. The property is offered with no onward chain, making it an excellent opportunity for both first-time

buyers and investors alike.

The property welcomes you via an entrance hall leading into a generously proportioned living room, providing a bright and comfortable space for relaxation. To the rear, a modern and spacious kitchen/diner is fitted with sleek worktops and an abundance of cupboard space, ideal for both everyday living and entertaining. Off the living room, a large conservatory offers additional versatile living space, with sliding doors opening onto

the rear garden.

The first-floor landing gives access to two well-sized double bedrooms, a further single bedroom, and a family bathroom comprising a bath with shower over, WC, and wash basin.

Externally, the property benefits from a good-sized enclosed rear garden, mainly laid to patio and lawn—perfect for outdoor enjoyment. Additional features include off-road parking and a garage.











Ground Floor



Floor 1

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Approximate total area[®]

69.27 m²

745.62 ft²

(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:

C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

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