



Meyrick Crescent, Colchester

This well-balanced three-bedroom house sits on Meyrick Crescent, a quiet residential street to the south of Colchester. The interiors have been thoughtfully updated, combining practical modern finishes with a restrained, neutral aesthetic. Of particular note is the generous ground-floor layout and the depth of the garden, which offers a variety of uses across its length. The house extends to approximately 1,033 sq ft and is well suited to both family life and flexible working from home.

Guide price £300,000

Meyrick Crescent

Colchester, CO2



- Three-bedroom semi-detached house arranged over two floors
- Contemporary kitchen with adjoining utility and ground-floor bathroom
- Modernised interiors with a cohesive, neutral palette
- Approx. 96 sq m (1,033 sq ft) of internal space
- Three well-proportioned bedrooms on the first floor
- Situated within easy reach of Colchester city centre and station links
- Generous open-plan sitting room with herringbone flooring
- Large rear garden with multiple zones and garden studio
- On road parking

The Property

Entry is into a bright and open sitting room that runs the full depth of the house. Herringbone flooring brings warmth and texture, complemented by soft, neutral tones and a simple palette. The space is arranged to allow for both seating and reading areas, with the staircase set neatly to one side.

To the rear, the kitchen has been modernised with clean-lined cabinetry and integrated appliances, arranged in an L-shape to maximise workspace. Pendant lighting and timber-edged worktops introduce a softer, more domestic feel, while large windows draw in good natural light. A small dining area sits comfortably within this space.

Beyond the kitchen is a utility room and a spacious ground-floor bathroom. The bathroom has been finished with large-format tiles and includes a freestanding bath, walk-in shower and matte black fittings, giving it a contemporary feel.

Upstairs, the first floor is arranged around a central landing. There are three bedrooms, each simply finished with light walls and good natural light. The principal bedroom spans the width of the house, while the remaining rooms offer flexibility for guest accommodation, children's rooms or a study.

The Outside

The rear garden is a particular strength, extending to a notable depth and arranged in distinct sections. Immediately outside the house is a paved terrace, leading to a central lawn bordered by gravelled areas and planting.

Mature trees provide shade and structure, while a garden studio sits at the far end, offering potential as a workspace, hobby room or additional storage. A secondary shed provides further practical storage.

To the front, the house is set behind a small gravelled garden with a low boundary fence, giving a simple and low-maintenance approach.

The Area

Meyrick Crescent is positioned to the south of Colchester city centre, within easy reach of a range of everyday amenities. The nearby neighbourhood offers local shops, schools and green spaces, while the city centre provides a broader mix of independent cafés, restaurants and cultural venues.

Colchester North and Colchester Town stations are both accessible, offering direct services to London Liverpool Street in under an hour, making the area a practical choice for commuters. The surrounding countryside and coastline are also within easy reach, with Dedham Vale and the Suffolk coast providing opportunities for walking and outdoor pursuits.

Further Information

Tenure - Freehold

Council Tax - Colchester Band

Construction - Brick

Mains Sewerage, Electricity, Water and Gas



Floor Plan



Total area: approx. 96.0 sq. metres (1033.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

Meyrick Crescent, Colchester

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating								
Current	Potential	Current	Potential							
<table border="1"> <tr><td>(82-91) A</td></tr> <tr><td>(61-81) B</td></tr> <tr><td>(49-60) C</td></tr> <tr><td>(35-48) D</td></tr> <tr><td>(29-54) E</td></tr> <tr><td>(21-34) F</td></tr> <tr><td>(1-20) G</td></tr> </table>	(82-91) A	(61-81) B	(49-60) C	(35-48) D	(29-54) E	(21-34) F	(1-20) G	84		
(82-91) A										
(61-81) B										
(49-60) C										
(35-48) D										
(29-54) E										
(21-34) F										
(1-20) G										
63										
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>								
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>								