

oakheart



£290,000

Guide Price

Meerkat Mews, Stanway

Guide Price: £290,000 - £300,000.

A well-presented and modern two-bedroom home, located on the popular Meerkat Mews in the CO3 area of Colchester, and finished to a high standard throughout. The property offers well-balanced accommodation, ideal for first-time buyers, professionals or investors, while also benefiting from excellent access to local amenities, schooling and transport links.

The property is entered via a welcoming hallway, which provides access to a convenient ground floor WC. The main living accommodation consists of a bright and spacious living room, offering ample space for both relaxation and entertaining. To the rear of the property is a modern fitted kitchen, well-equipped with a range of units and worktop space, with direct access out to the rear garden.

The first-floor landing leads to two well-proportioned bedrooms, including a principal bedroom which benefits from its own en-suite

shower room. A contemporary family bathroom serves the remaining bedroom and completes the first-floor accommodation.

Externally, the property enjoys a low-maintenance enclosed rear garden, predominantly laid to artificial lawn (astro), providing an ideal outdoor space for seating and entertaining. To the rear of the property there is driveway parking for two vehicles, offering convenient off-road parking.

Agents Note:

There is an annual estate charge of £187.70











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Approximate total area⁽¹⁾
58,7 m²
632 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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		92
(81-91) B		
(69-80) C	78	
(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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