

oakheart



£250,000

Guide Price

Juno Mews, Colchester

Guide Price: £250,000 - £260,000.

Located in a quiet and sought-after cul-de-sac on Juno Mews, this well-presented two-bedroom mid-terrace property offers modern living with a practical layout — perfect for first-time buyers or investors looking for a hassle-free purchase. The property is offered with no onward chain, providing an excellent opportunity for a smooth and straightforward move.

The property opens into a spacious living room, providing a welcoming and versatile space ideal for relaxing or entertaining. To the rear, there is a kitchen with access to the enclosed rear garden, creating a practical layout for everyday living.

Upstairs, you'll find two double bedrooms, both offering generous space, along with a good-sized family bathroom.

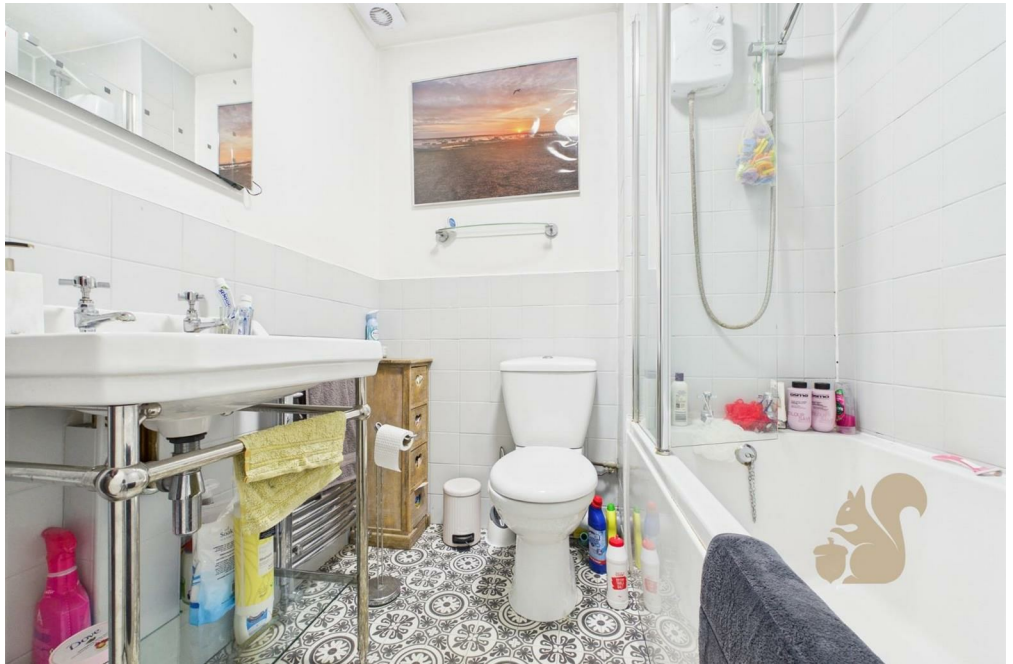
Additional benefits include gas central heating, double glazing

throughout, and allocated parking nearby.

Situated close to local shops, schools, and transport links, Juno Mews provides easy access to Colchester town centre, the A12, and Colchester North Station, offering excellent commuter connections.



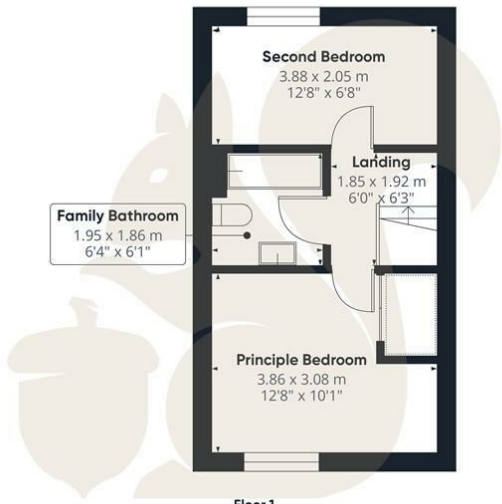








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

52.3 m²564 ft²

Reduced headroom

1.2 m²13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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:


Tenure:

Freehold

Council Tax Band:

B

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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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