

oakheart

£220,000

Offers In Excess Of  
Juno Mews, Colchester



Tucked away within a quiet and highly desirable cul-de-sac, this beautifully presented two-bedroom mid-terrace home on Juno Mews offers stylish, low-maintenance living—perfectly suited to first-time buyers, downsizers, or savvy investors alike. Offered to the market with no onward chain, this is an exceptional opportunity for a smooth and stress-free move.

Upon entering, you are welcomed into a bright and generously proportioned living room, providing a comfortable yet versatile space

ideal for both relaxing evenings and entertaining guests. To the rear, the well-appointed kitchen offers ample storage and workspace, with direct access to the enclosed rear garden—perfect for outdoor dining, gardening, or simply unwinding in a private setting.

The first floor comprises two well-sized double bedrooms, both offering excellent proportions and natural light, alongside a modern family bathroom fitted to a good standard.

Externally, the property benefits from an enclosed rear garden and allocated parking, enhancing both practicality and convenience.

Further advantages include gas central heating and double glazing throughout, ensuring year-round comfort and efficiency.

Ideally positioned, Juno Mews offers excellent access to a range of local amenities, reputable schools, and convenient transport links. Colchester's vibrant city centre, the A12, and Colchester North Station are all within easy reach, making this an ideal location for commuters and families alike.











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**Approximate total area<sup>1)</sup>**

52.3 m<sup>2</sup>  
564 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

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