



**31 Meerkat Mews, Stanway, Colchester, Essex. CO3 8AW.**

Presented to the market in excellent condition is this recently built two double bedroom semi-detached house located on this ever popular estate in Stanway to the west of Colchester offering excellent access to the A12, Tollgate Business Park with its vast array of shops and restaurants and good schooling. This almost new home has been cared and loved by the current owners and would make an ideal first time purchase. Internally, the property offers an entrance hall which leads through to a downstairs cloakroom and the generous living room which features floor to ceiling windows and built in storage.

- Guide Price £260,000 - £270,000
- Recently Constructed By Highly Reputable Builders
- Two Double Bedroom Semi-Detached House
- Kitchen/Diner With Access To Rear Garden
- En-Suite Shower Room, Family Bathroom And Downstairs Cloakroom
- Generous South Facing Rear Garden
- Allocated Parking For Several Cars



# Property Details.

## Ground Floor

### Entrance Hall

With stairs rising to first floor, doors to;

### WC

With UPVC obscure double glazed window to front, radiator, part tiled, wash hand basin, close coupled WC.

### Lounge



14' 10" x 10' 7" (4.52m x 3.23m) With UPVC double glazed floor to ceiling window to front, radiator, TV point, understairs cupboard, door to;

## Kitchen/Diner



14' 0" x 8' 6" (4.27m x 2.59m) With UPVC double glazed window to rear, French doors to rear, radiator, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, built in oven and gas hob, space for kitchen appliances.

## First Floor

### Landing

With airing cupboard, doors to;

### Bedroom One



10' 8" x 9' 7" (3.25m x 2.92m) With UPVC double glazed floor to ceiling window to front, radiator, door to;

# Property Details.

## En-Suite



With UPVC obscure double glazed window to front, radiator, wash hand basin, close coupled WC, shower cubicle.

## Bedroom Two



14' 0" x 7' 0" (4.27m x 2.13m) With UPVC double glazed window to rear, radiator.

## Bathroom



With UPVC obscure double glazed window to side, panelled bath, wash hand basin, close coupled WC.

## Outside

### Garden



To the rear there is a generous rear garden which is south facing and enclosed by panel fencing.

### Parking

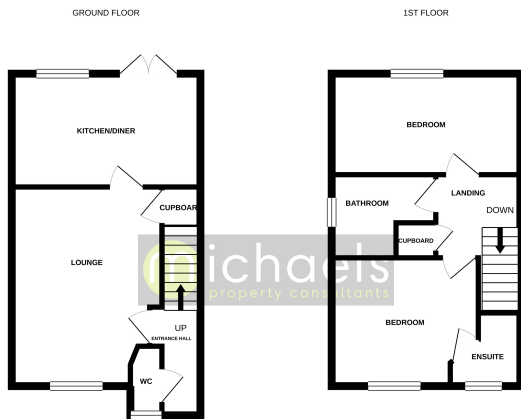
The property also comes with allocated parking to the rear with a further space also available to the front.

### Estate Management Charge

Please note this property comes with an estate management charge of approx. £160 a year.

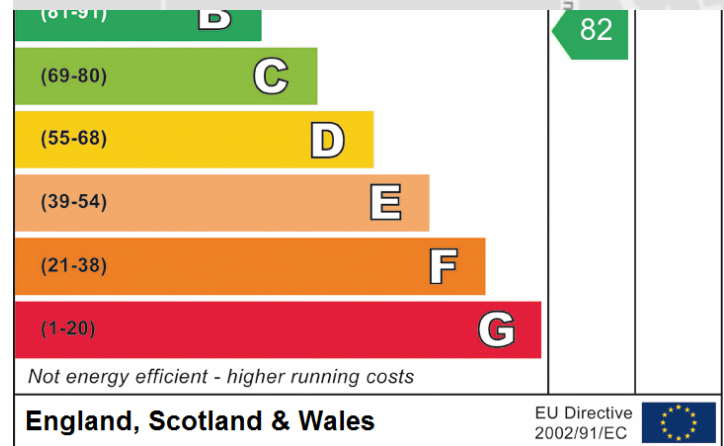
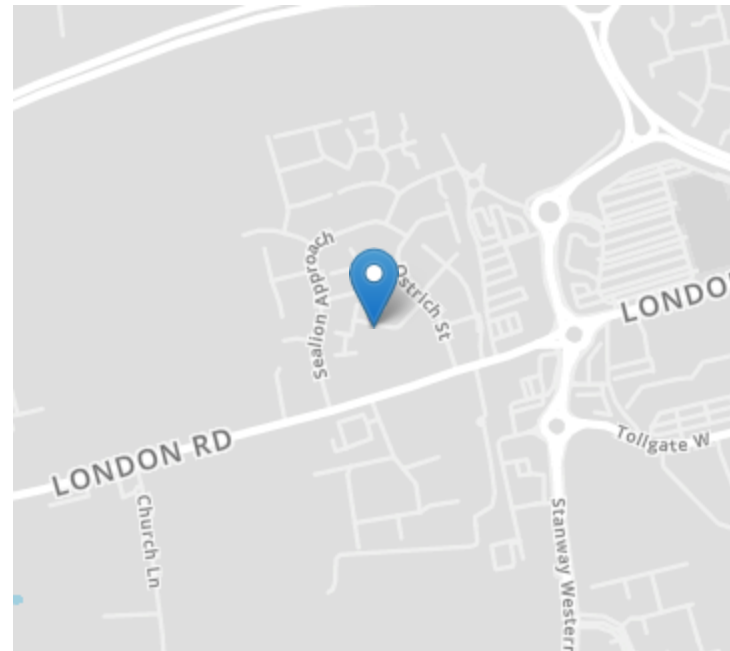
# Property Details.

## Floorplans



Michael's Property Consultants has been asked to prepare the details of the property contained here. Measurements of areas, volumes, floor areas and other facts are approximate and no responsibility is taken for any error or omission in this summary. The price for the property is given as a guide only and is subject to the purchaser's offer. The actual price may vary. The price is given as a guide only and is subject to the purchaser's offer. The actual price may vary. The price is given as a guide only and is subject to the purchaser's offer. The actual price may vary.

## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.