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- Guide Price £350,000
- Three bedrooms
- Spacious living room
- Kitchen/dining room
- Downstairs cloakroom
- Generous rear garden
- Allocated parking space to the rear for one vehicle
- Well-presented family home
- Convenient location near amenities and transport links
- Close to Colchester city centre

### 31 Meander Mews, Colchester, Essex. CO1 1QD.

A superbly presented three-bedroom family home in central Colchester. The property features a welcoming entrance hall, a convenient downstairs cloakroom, a good-sized living room and a generous kitchen/dining room – ideal for modern family life. Upstairs there are three well-proportioned bedrooms and a family bathroom. Outside, the rear garden provides excellent outdoor space, while allocated parking for one vehicle is located to the rear of the property. This home offers practical and comfortable living throughout.



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# Property Details.

## Ground Floor

Entrance Hall

Downstairs Cloakroom

Living Room



17' 11" x 10' 0" (5.46m x 3.05m)

Kitchen/Dining Room



17' 11" x 8' 10" (5.46m x 2.69m)

## First Floor

Landing

Master Bedroom



13' 8" x 11' 1" (4.17m x 3.38m)

Bedroom Two



12' 2" x 8' 11" (3.71m x 2.72m)

# Property Details.

## Bedroom Three



12' 9" x 7' 6" (3.89m x 2.29m)

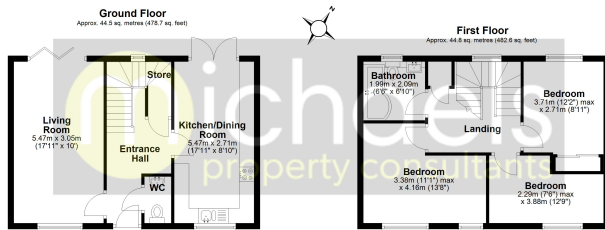
## Bathroom



6' 10" x 6' 6" (2.08m x 1.98m)

# Property Details.

## Floorplans

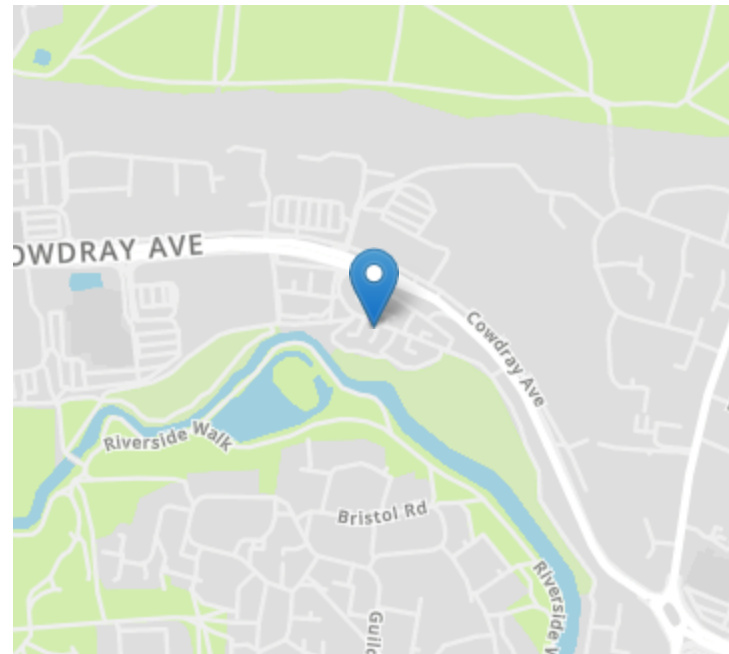


Total area: approx. 89.3 sq. metres (958.5 sq. feet)

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, appliances and equipment shown have not been tested and no guarantee is given to their operability or efficiency can be given. Measurements may have been taken from the widest areas and may include worktops/closet space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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## Location



## Energy Ratings

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.