



- Within Striking Distance Of An Array Of Amenities And City Station
- Very Well Presented Throughout
- Central Colchester Position - Close To Amenities & Transport Links
- Car Port, Garage & Off Road Parking
- Suitable For A Family, Working Professional Or First Time Buyer
- Well Equipped Kitchen/Breakfast Area
- Four Bedroom House With En Suite & Dresser
- Two Spacious Reception Rooms

31 St Augustine Mews, Colchester, Colchester, Essex. CO1 2PF.

** Guide Price £400,000 to £425,000 **An excellent example of a large, box-bay-fronted four-bedroom link-detached home, offering generous living space across two floors. Ideally located in a quiet cul-de-sac within walking distance of Colchester's vibrant city centre, with its array of high-end restaurants, cocktail and wine bars, and both chain and independent shops, the property is also within easy reach of Colchester City station, providing direct links to London Liverpool Street in under an hour.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hallway

Ground Floor Cloakroom

Living Room



16' 9" x 10' 8" (5.11m x 3.25m)

Dining Room



9' 5" x 8' 9" (2.87m x 2.67m)

Kitchen/Breakfast Area



14' 5" x 9' 5" (4.39m x 2.87m)

First Floor

Landing

Bedroom One



13' 11" x 11' 1" (4.24m x 3.38m)

En Suite



Property Details.

Bedroom Two



13' 3" x 9' 5" (4.04m x 2.87m)

Bathroom



6' 5" x 5' 9" (1.96m x 1.75m)

Bedroom Three



9' 4" x 6' 8" (2.84m x 2.03m)

Garage



17' 7" x 9' 0" (5.36m x 2.74m)

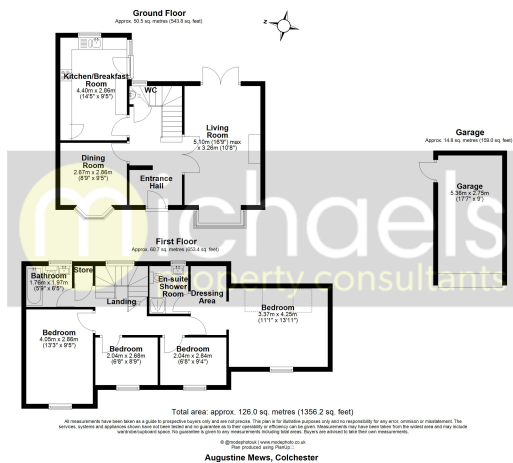
Bedroom Four



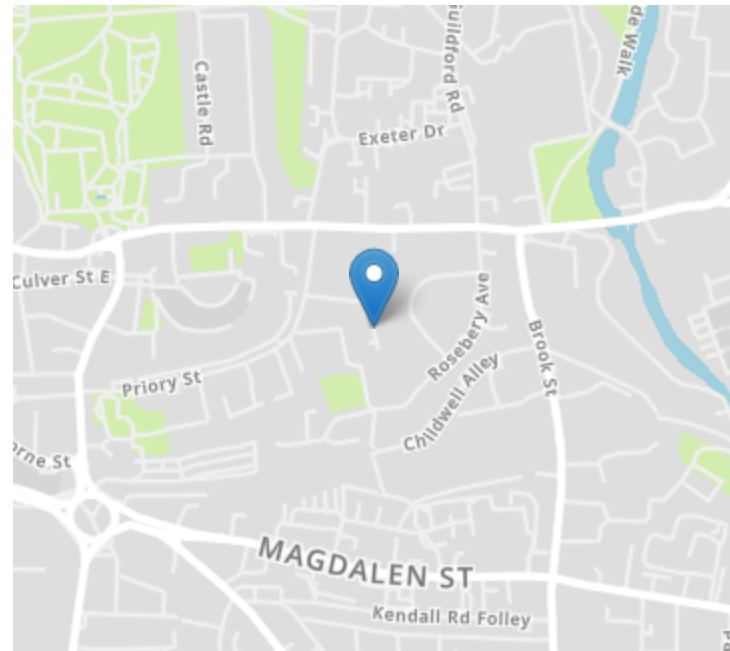
8' 9" x 6' 8" (2.67m x 2.03m)

Property Details.

Floorplans



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.