



- An Excellent Four Bedroom Semi-Detached Family Home
- Gated Community Of Only Seven Homes
- City Centre Location & Close To An Array Of Useful Shops, Amenities & Transport Links
- Modern & Well-Equipped Kitchen
- Large Living Room
- Downstairs Cloakroom
- Master Bedroom With An En Suite Shower Room
- Three Further Generous Bedrooms
- First Floor Bathroom
- Private & Enclosed Rear Garden & Benefit Of Garage

3 Britannia Mews, Colchester, Colchester, Essex. CO2 7TJ.

****Guide Price £350,000 - £375,000**** Britannia Mews, Colchester, CO2 – Central/South Colchester Beautifully presented 4-bedroom semi-detached home located within a gated community. The property features an exceptional kitchen/diner with integrated appliances, as well as space for additional appliances, tiled splashbacks and an inset gas hob. The spacious reception room benefits from patio doors opening onto the rear garden, flooding the room with a wealth of natural light. The ground floor is further enhanced by a useful cloakroom. Upstairs, the master bedroom includes an en-suite shower room, accompanied by three further excellent bedrooms and a large first-floor bathroom.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Kitchen/Dining Room



16' 5" x 8' 1" (5.00m x 2.46m)

Cloakroom

Living Room



11' 9" x 15' 0" (3.58m x 4.57m)

First Floor

Landing

Master Bedroom



10' 4" x 15' 0" (3.15m x 4.57m)

En-Suite Shower Room



Bedroom Two



13' 10" x 8' 2" (4.22m x 2.49m)

Property Details.

Bedroom Three



11' 9" x 8' 2" (3.58m x 2.49m)

Bedroom Four



11' 0" x 9' 2" (3.35m x 2.79m)

Bathroom



9' 3" x 5' 6" (2.82m x 1.68m)

Outside

Garage

17' 7" x 8' 10" (5.36m x 2.69m)

Car Port

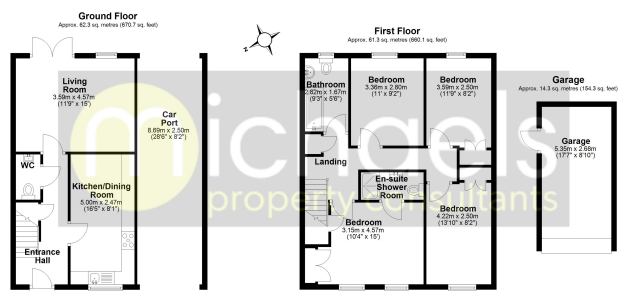
28' 6" x 8' 2" (8.69m x 2.49m)

Additional Information

Additional information: An estate charge of £47.00 per calendar month contributes to the upkeep of the private gated community, including electric secure cast iron gates and amenities. We advise all interested parties confirm the legal set up with their appointed conveyancer to prevent any discrepancy.

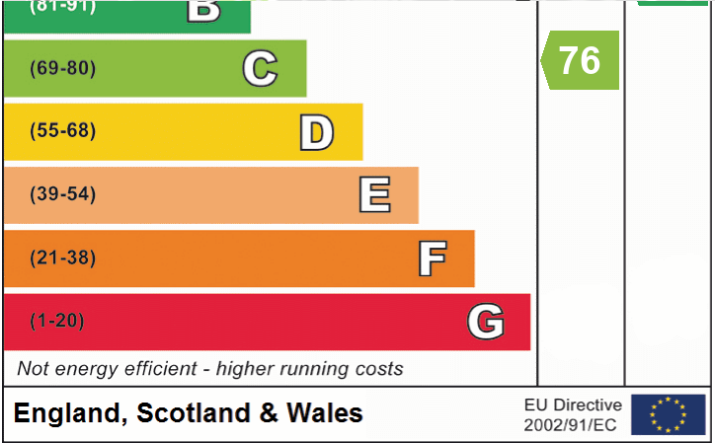
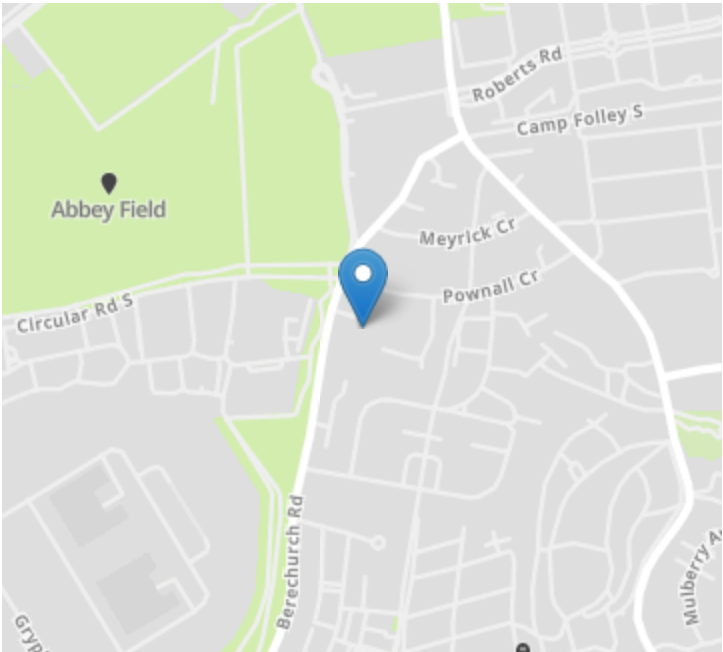
Property Details.

Floorplans



Total area: approx. 138.0 sq. metres (1485.1 sq. feet)
Briamla Mews, Colchester

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.