



**Yale Mews, Colchester, CO4 9SH**  
**£1,025 Per month**



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### Some More Information

The layout is simple and works well for day-to-day living. The main living space is comfortable and leads through to a neatly arranged kitchen with everything set out in a straightforward, usable way.

Upstairs, there's a good double bedroom along with a separate shower room. Off the landing, there's also a sliding door wardrobe providing useful built-in storage, along with an airing cupboard.

Overall, it's a sensible setup that suits a single occupant or couple looking for something easy to run and maintain. The addition of gas central heating will bring it up to a more modern standard in terms of comfort.

### Location

Yale Mews is set within the Highwoods area to the north-east of Colchester, a straightforward and well-connected spot for day-to-day living. The A12/A120 is close by, making it an easy run towards Chelmsford, Ipswich or Tendring.

For everyday needs, the large Tesco Extra Colchester Highwoods is nearby, along with Colchester General Hospital. Highwoods Country Park is also within easy reach if you want larger outdoor space, while Colchester North railway station provides direct trains into Stratford and London Liverpool Street. It's a location that covers the essentials without needing to go far, and works well for both local and commuting tenants.

### Externally

The rear garden is a real plus here. It's private and offers more than you'd typically expect for a property of this size, with a greenhouse and three sheds already in place, one of which has power connected.

To the front, there is off-road parking for two vehicles, which is a strong feature and not always easy to find with one-bedroom property.

The property itself sits within a small, tucked-away cul-de-sac, so it feels quieter and more residential rather than through traffic.

### Entrance Porch

3'11" x 3'10" (1.2 x 1.17)

### Living Room

11'7" x 12'5" (3.55 x 3.8)

### Kitchen

6'3" x 12'0" (1.91 x 3.68)

### Shower Room

6'2" x 5'6" (1.9 x 1.68)

### Bedroom

8'7" x 11'4" (2.64 x 3.46)

### Services

Council Tax Band – B  
Local Authority – Colchester  
EPC – E

- \*Mains Electric
- \*Mains Gas (to be installed)
- \*Mains Water
- \*Mains Drainage.

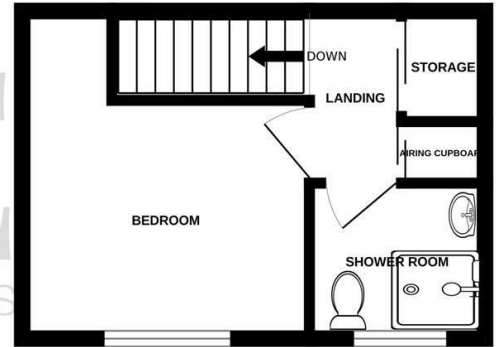
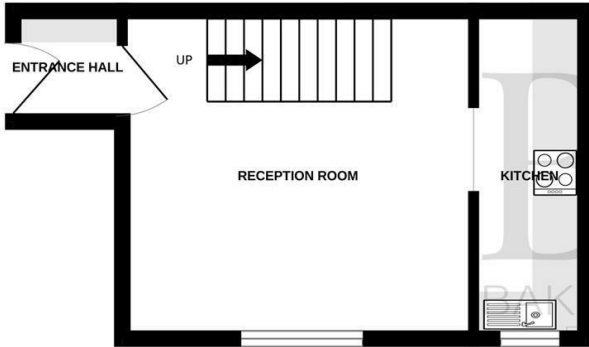
Broadband Availability - Ultrafast Broadband Available with speeds up to 1800mbps Virgin, Openreach(details obtained from Ofcom Mobile and Broadband Checker) – April 2026.

Mobile Coverage - It is understood that the mobile phone service is available from EE, O2, Three (details obtained from Ofcom Mobile and Broadband Checker) - April 2026.



GROUND FLOOR

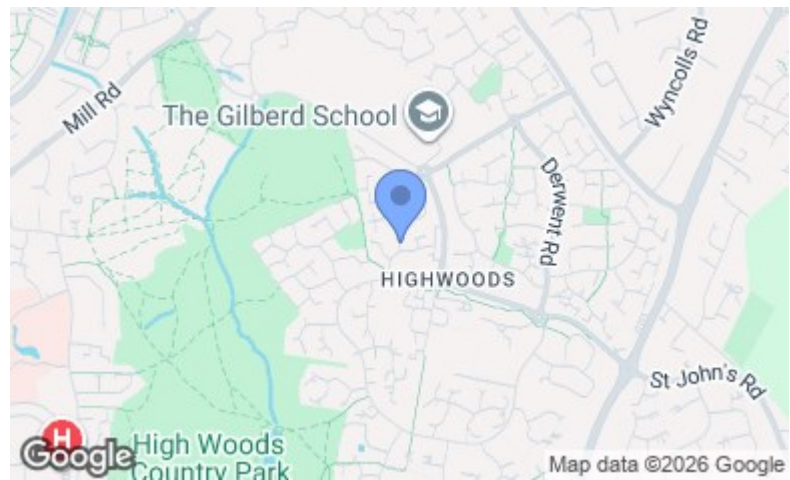
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.