BAKER ESTATES
ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS

Robert Cameron Mews, Colchester, CO4 9AL

Guide price £300,000

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Some More Information

As you enter the property the hallway has access to the cloakroom and to the kitchen and lounge. The kitchen is neatly finished with attractive grey tiling, giving it a clean, modern look, and the home also benefits from a NEST smart heating system, allowing the heating to be easily controlled from your mobile device. The lounge has a large storage cupboard and is south facing with French doors to the rear garden.

Upstairs the property provides two genuine double bedrooms with plenty of room for wardrobes or integral built in wardrobes to be installed, giving comfortable and practical accommodation whether for a couple, small family or those wanting a spare room or home office. The 'Jack and Jill' bathroom allows access from the landing or directly from bedroom one.

Externally

To the rear is a south-facing garden with patio area, small manageable lawn, a raised bed with fruit trees and a shed and water butt, which enjoys good sunlight through the day and offers a pleasant outdoor space to relax, garden or entertain during the summer months.

A rear alley way allows access to the front of the property. Parking wise, the property benefits from two off-road parking spaces in tandem across the close from the front of the property.

Location

The location is particularly convenient. Colchester North Station is within easy reach and provides direct services into London Liverpool Street, making it a good option for commuters. The A12/AA120 is also nearby for road links towards Chelmsford, Ipswich and the wider Essex / Suffolk regions. Local amenities are close by at Highwoods Square, where you will find supermarkets, shops and everyday services. Colchester General Hospital is also nearby, and the area benefits from well regarded childcare, primary and secondary schooling, all within easy reach.

Hallway

Radiator, stairs rising to the first floor and doors leading to;

Cloakroom

Obscure double glazed window to the front aspect, low level WC, wash hand basin with mixer tap, tiled splash-back, radiator and extractor fan.

Kitchen

10'4" x 6'9" (3.15m x 2.08m)
Double glazed window to the front aspect, one-and-a-half bowl single drainer sink with mixer tap inset to the worktop, range of white high-gloss wall and floor mounted matching cupboards and drawers (housing the 'Potterton' boiler), built-in 'Zanussi' electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine and a radiator.

Lounge

15'10" x 15'1" max (4.83m x 4.62m max)
Double glazed French style doors opening onto the south facing rear garden, two double glazed windows to the rear aspect, built-in under-stairs cupboard and two radiators.

First Floor Landing

Access to the loft, radiator and doors leading to;

Bedroom One

15'1" x 10'0" max (4.62m x 3.05m max)
Two double glazed windows to the front aspect, bulk head cupboard, radiator and a jack and Jill door leading to family bathroom.

'Jack And Jill' Bathroom

Enclosed panel bath with mixer tap, adjustable shower head with mixer tap, wash hand basin with mixer tap, low level WC, extractor fan and part tiled walls. Access to landing and Bedroom one.

Bedroom Two

15'1" x 8'9" max (4.62m x 2.69m max)
Double glazed window to the rear aspect, built-in cupboard (housing the water tank) and a radiator.

Services

Council Tax Band - C

Tel: 01621 333 765

Local Authority - Tendring District Council

Tenure - Freehold

Estate Charges / Management - Charges Apply / PMS Managing Estates

EPC - A

*Mains Electric
*Gas Fired Central Heating
*Mains Water
*Mains Drainage

Planning Applications in the Immediate Locality - Speak to Agent

Construction Type - We understand the property to be of a traditional construction. The property does have a step free access from the close.

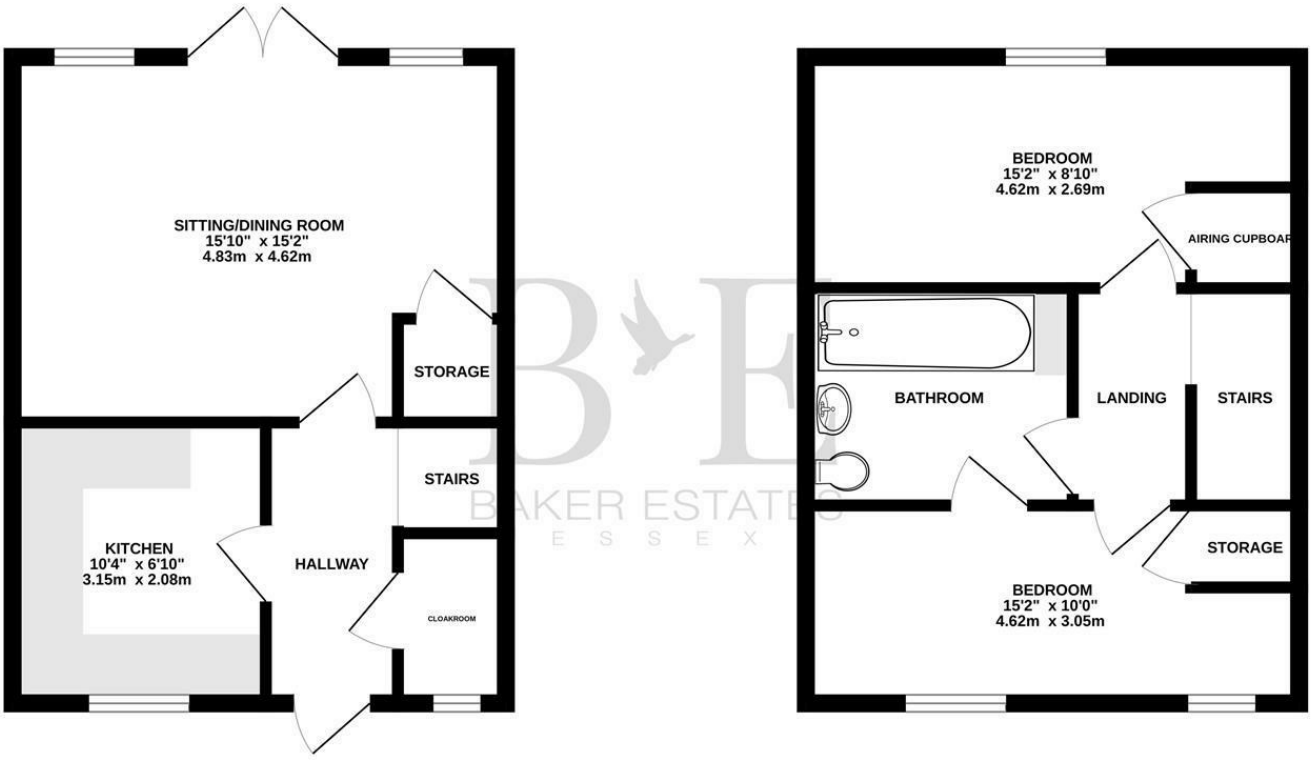
Broadband Availability - Ultrafast Broadband Available with Speeds up to 2000mbps Via Nexfibre (details received from Ofcom Mobile and Broadband Checker) - March 2026
Mobile Coverage - It is understood that mobile phone service is available from O2 & EE (details received from Ofcom Mobile and Broadband Checker - March 2026

Flood Risk - Data Taken from Gov.UK Flood Map.

Flooding from Rivers and Sea - Very Low Risk
Flooding from Surface Water - Very Low Risk
Flooding from Reservoirs - Unlikely In This Area
Flooding from Ground Water - Unlikely In This Area

GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.

1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.7 sq.m.) approx.

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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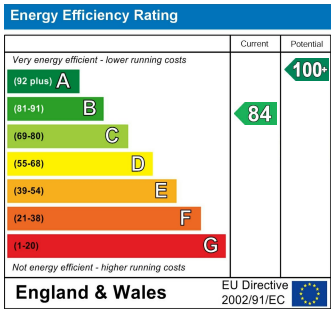

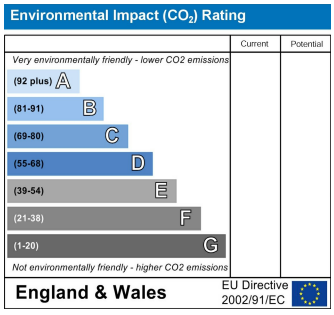

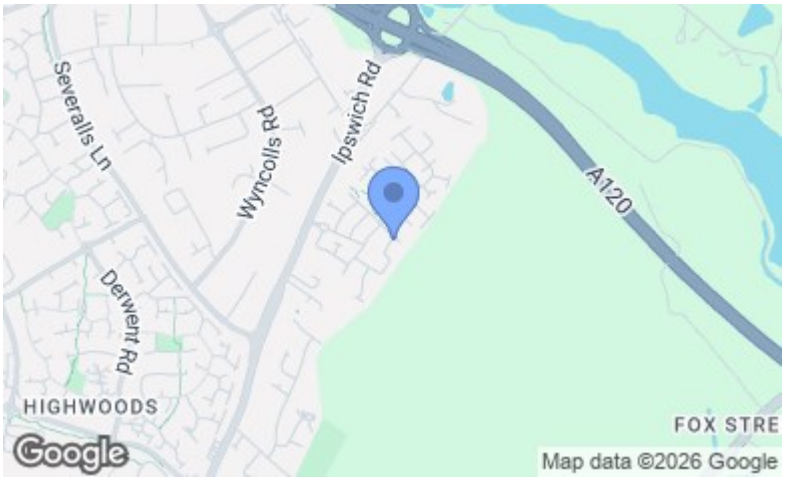

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The Property Ombudsman
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