

# Queensberry Avenue, Copford, Colchester

CO6 1YN



**CURTIS O'BOYLE**

Sales & Lettings





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£400,000

Situated on a Corner Plot in the Popular Village of Copford – This well-presented detached bungalow, built in 1999, offers comfortable and versatile living with a garage and driveway.

The accommodation comprises two double bedrooms with built-in wardrobes, a shower room with a white suite, a spacious lounge/diner, a fitted kitchen overlooking the garden, and a double-glazed conservatory.

Outside, the rear garden is paved and features a raised pond, while the mature side garden is well-tended and planted with a wide variety of shrubs and fruit trees.

The property benefits from replacement double glazing installed in 2021 and gas central heating. Conveniently located, there is a bus stop directly outside with routes to Colchester Centre, Chelmsford and the x20 service to Stansted Airport, while Marks Tey train station is just over half a mile away.

**ENTRANCE HALL** Composite double glazed entrance door, textured and coved ceiling, radiator, wood effect laminated flooring, loft access, airing cupboard.

**SHOWER ROOM** 6' 8" x 5' 8" (2.03m x 1.73m) Obscure double glazed window to front aspect, heated towel rail, textured and coved ceiling, corner shower cubicle, pedestal wash hand basin, close coupled WC, tiled walls and floor.

**LOUNGE/DINER** 21' 11" x 10' 11" (6.68m x 3.33m) Double glazed window to front aspect, double glazed sliding patio doors to conservatory, textured and coved ceiling, wood effect laminated flooring, two radiators, feature fireplace.

**CONSERVATORY** 8' 6" x 6' 10" (2.59m x 2.08m) Double glazed to three aspects, double glazed door to rear garden, radiator, tiled floor.

**KITCHEN** 10' 4" x 9' 4" (3.15m x 2.84m) Double glazed door to rear garden, double glazed window to rear aspect, radiator, textured and coved ceiling, fitted base and wall units, one and a quarter bowl sink unit with mixer tap inset into worktops, built in electric oven and four ring gas hob with hood above, tiled splashbacks, space for washing machine, wall mounted gas boiler concealed in cupboard.

**BEDROOM ONE** 13' x 10' 4" (3.96m x 3.15m) Double glazed window to rear aspect, radiator, textured and coved ceiling, built in wardrobe.

**BEDROOM TWO** 10' x 10' 3" (3.05m x 3.12m) Double glazed window to front aspect, radiator, textured and coved ceiling, built in wardrobe.

## GARDENS

Mostly paved to the rear with raised pond, panelled fencing, gated side access to driveway, door to garage, gate to side garden which is laid to lawn with a mixture of mature shrubs and fruit trees, timber shed, covered decking area, brick wall to boundary which wraps around to the front garden.

**GARAGE** 19' x 9' 4" (5.79m x 2.84m) Up and over door to front leading from paved driveway, door to side, power and light connected.

**AGENTS NOTE** In accordance with Section 21 of the Estate Agents Act 1979, we declare that there is a personal interest in the sale of this property, in that the vendor is a relative of an employee of Curtis O'Boyle

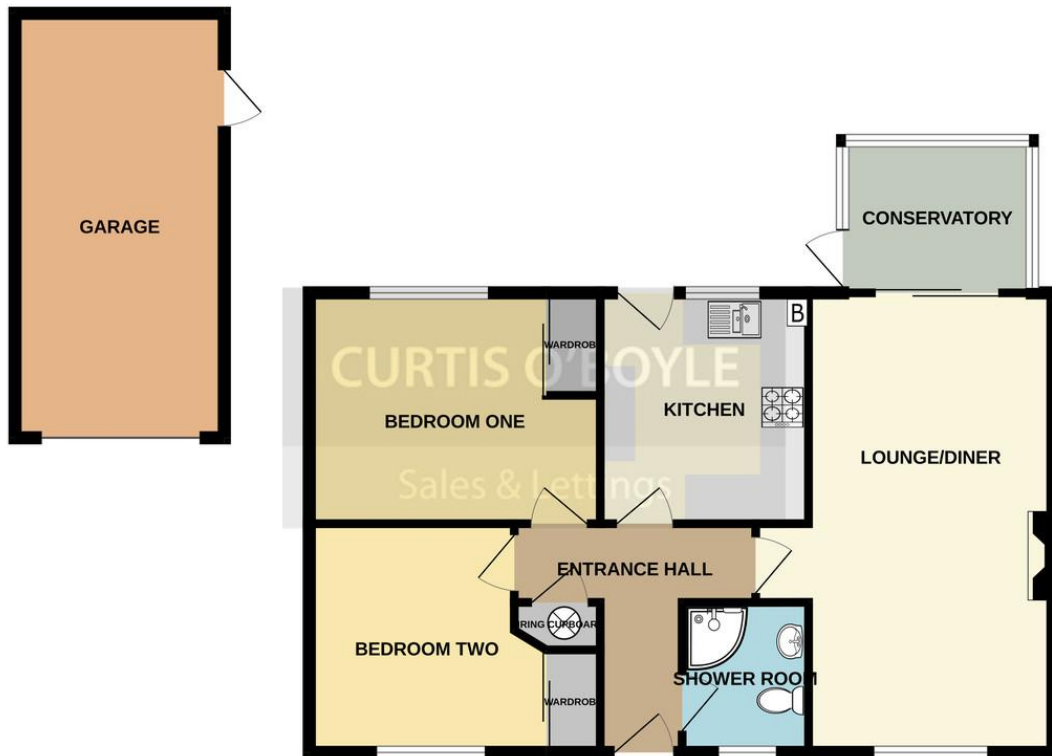




To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



GROUND FLOOR  
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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