

oakheart



£270,000

Guide Price

Queensland Drive, Colchester



Guide Price: £270,000 - £280,000.

Tucked away from the main road and nestled down a peaceful pathway with greenery, this charming 3-bedroom mid-terrace home offers a welcoming retreat in the sought-after Australia estate. The property is approached via an attractive entrance porch, leading you into a bright and spacious main living area.

The heart of the home is a generously proportioned living room and dining area, creating the perfect space for relaxing and entertaining. A door leads through to the well-appointed kitchen at the rear, which

benefits from direct access to the rear garden—ideal for indoor-outdoor living.

Stairs rise from the living room to the first floor landing, where you'll find access to all three bedrooms. The third bedroom is a single room, offering flexibility for use as a home office or child's room. The bathroom and separate toilet provide convenience and practicality for busy households.

Outside, the rear garden is mainly laid to lawn, providing a low-maintenance outdoor space for families to enjoy. Further enhancing

the property's appeal is a block-built garage with parking in front, ensuring secure vehicle storage. On-street parking is also available, adding to the convenience for residents and visitors alike.

This well-presented home is ideally suited for families and professionals seeking a comfortable, convenient lifestyle in a popular location.





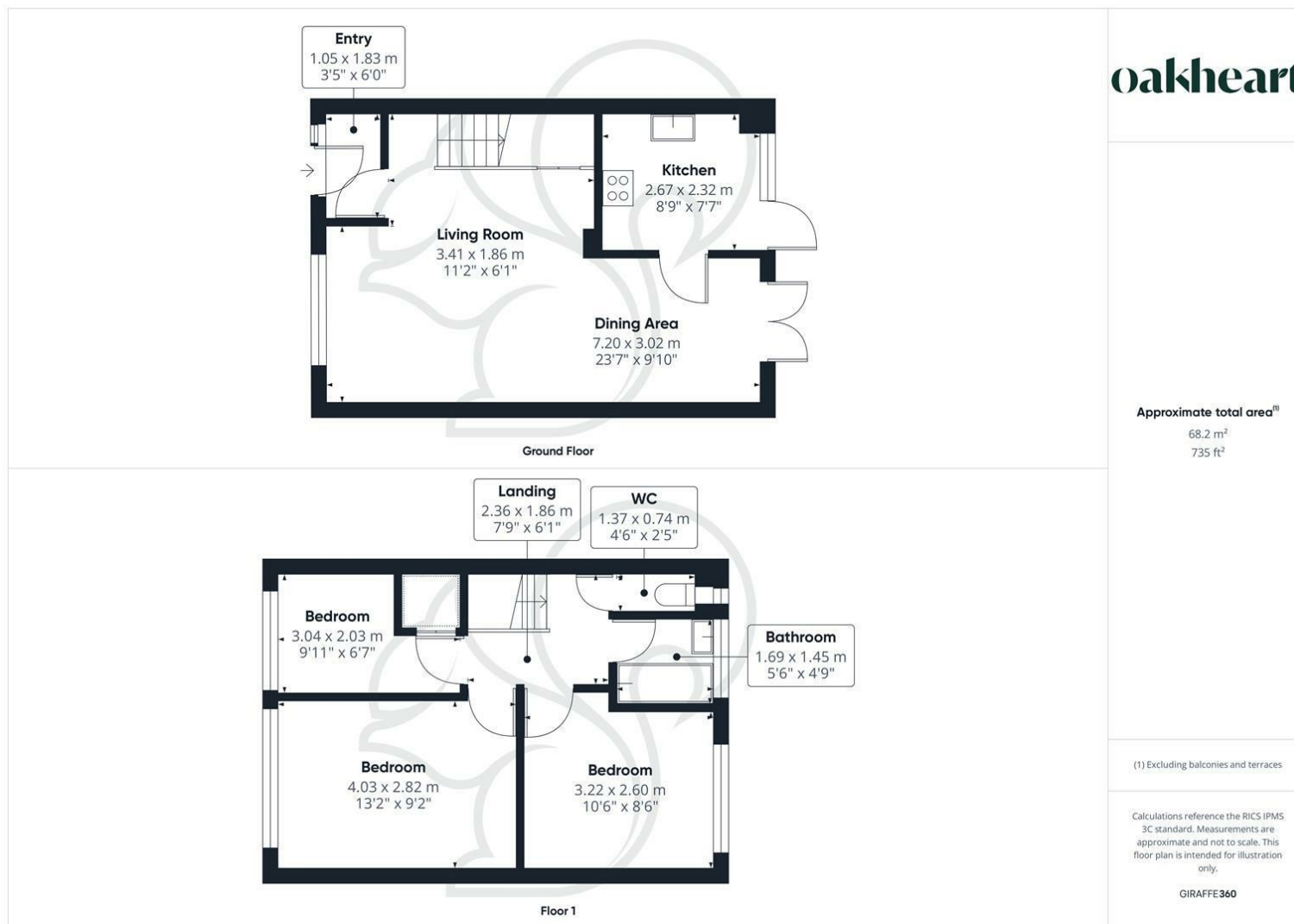












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**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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