

For Sale

Guide Price **£425,000** Freehold



Queensland Drive Colchester CO2 8UD

GUIDE PRICE £425,000 - £450,000

This well located, versatile and spacious home has been lovingly refurbished by the current owners.



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Property Details

Entrance Hall

Cloakroom

Lounge 17' 10" x 11' (5.44m x 3.35m)

Dining Area 11' 8" x 7' 10" (3.56m x 2.39m)

Kitchen 9' 10" x 8' 2" (3.00m x 2.49m)

Study 16' 7" x 7' 2" (5.05m x 2.18m)

First Floor

Bedroom One 11' 4" x 10' 8" (3.45m x 3.25m)

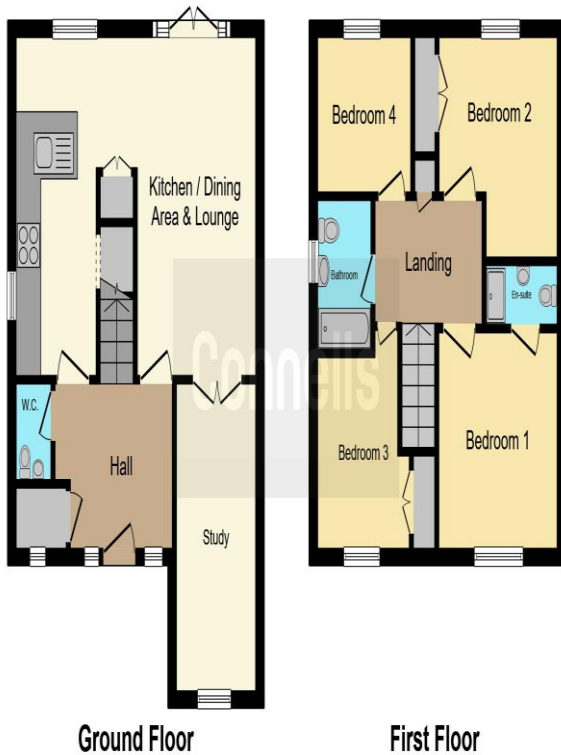
En-Suite

Bedroom Two 11' x 10' (3.35m x 3.05m)

Bedroom Three 9' 8" x 8' 7" (2.95m x 2.62m)

Bedroom Four 9' 8" x 7' 10" (2.95m x 2.39m)

Family Bathroom



To view this property please contact Connells on

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COLCHESTER CO1 1DA

Tenure: Freehold

EPC Rating: C

Property Ref: CCH307986 - 0003

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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