

For Sale

£350,000 Freehold



Queen Mary Avenue Colchester CO2 7PJ

A spacious three bedroom home, set in a popular location, with exceptional versatility, this is not one to be missed by those seeking a well rounded family home.

- Energy Rating: Awaited
- SIZEABLE THREE BEDROOM HOME
- AMPLE RECEPTION AREAS
- ADDITIONAL LOBBY AREA WITH STORAGE AND CLOAKROOM
- SPACIOUS LOUNGE

Property Details

Porch

Entrance Hall

Living Room 12' 2" x 13' 3" (3.71m x 4.04m)

Kitchen 9' 1" x 10' 1" (2.77m x 3.07m)

Dining Room 10' 4" x 10' 6" (3.15m x 3.20m)

Conservatory 10' 4" x 11' 3" (3.15m x 3.43m)

Lobby

Store Room Two 3' 4" x 5' 4" (1.02m x 1.63m)

Store Room One 6' 1" x 7' 6" (1.85m x 2.29m)

Wc

First Floor

Bathroom

Bedroom Two 10' 3" x 11' 7" (3.12m x 3.53m)

Bedroom One 11' 6" x 12' 6" (3.51m x 3.81m)

Bedroom Three 8' 1" x 8' 5" (2.46m x 2.57m)



To view this property please contact Connells on

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COLCHESTER CO1 1DA

Property Ref: CCH308723 - 0005

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

Total floor area 119.2 m² (1,283 sq.ft.) approx

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.propertybox.io



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 or services and it is in the buyers interest to check the working condition of any appliances.

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