



**m**ichaels  
property consultants

- Popular Development
- Driveway
- South Facing Rear Garden
- Close Proximity To A12 & Colchester North Station
- Close To Station & Town Centre
- Excellent Condition Throughout
- Private Rear Garden
- Generous Bedrooms

### 4 Francis Gunn Close, Colchester, Essex. CO4 9AJ.

Situated on 'The Avellana Place' development to the north side of Colchester lies this exceptionally presented three bedroom semi detached family home. The property is located within easy access to major roads and the public transport network. The A12 (for Ipswich, Chelmsford and London), and the A120 are just a few minutes' drive away. This well presented accommodation is apparent as soon as you walk through the door into the spacious entrance hallway with stairs rising to the first floor, and good size cloakroom. Step into the kitchen/dining room which is fitted with eye and base units and washing machine. Completing the ground floor accommodation is the living room with French doors to the garden. Externally the rear garden is mainly laid to lawn with off road parking to the front of the property in the way of a driveway for 2/3 cars.





# Property Details.

## Entrance Hall

With radiator, ground floor w.c, understairs storage cupboard, stairs to first floor.

## Kitchen/Dining Area



13' 9" x 8' 2" (4.19m x 2.49m) Double glazed window to front aspect, full range of eye level units and work surfaces, four ring electric hob and integrated oven, integrated appliances, radiator to wall, sink/drain.

## Living Room



15' 6" x 11' 0" (4.72m x 3.35m) UPVC double glazed French doors to rear aspect, radiator to wall.

## First Floor

### Landing

Inset storage cupboards, loft hatch.

### Master Bedroom



14' 2" x 8' 7" (4.32m x 2.62m) Double glazed window to rear aspect, freestanding wardrobes, radiator to wall.

# Property Details.

## Bedroom Two



10' 7" x 8' 7" (3.23m x 2.62m) Double glazed window to front aspect, radiator to wall.

## Bedroom Three



7' 8" x 6' 11" (2.34m x 2.11m) Double glazed window to rear aspect, radiator to wall.

## Bathroom

Low level w.c, panelled bath with shower attached, vanity wash basin, tiled flooring, double glazed window to front aspect, radiator to wall, extractor fan.

## Outside



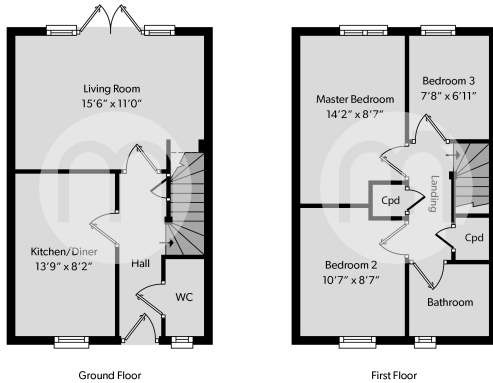
Outside, to the rear, there is a sizeable rear garden which is enclosed by panel fencing and also has access to the driveway. The garden is predominately laid to lawn with a patio area.

## Agents Notes

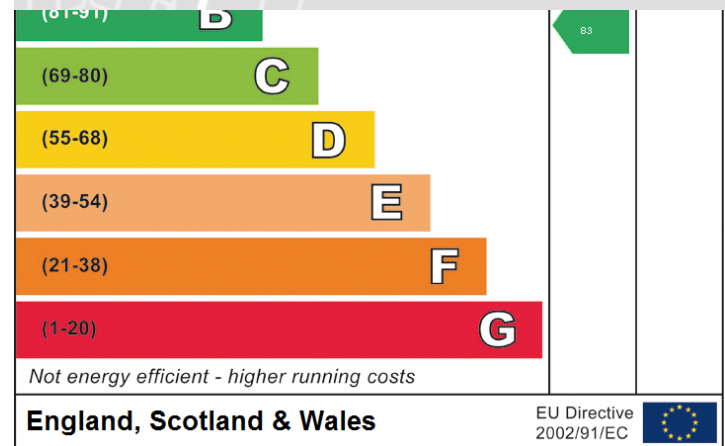
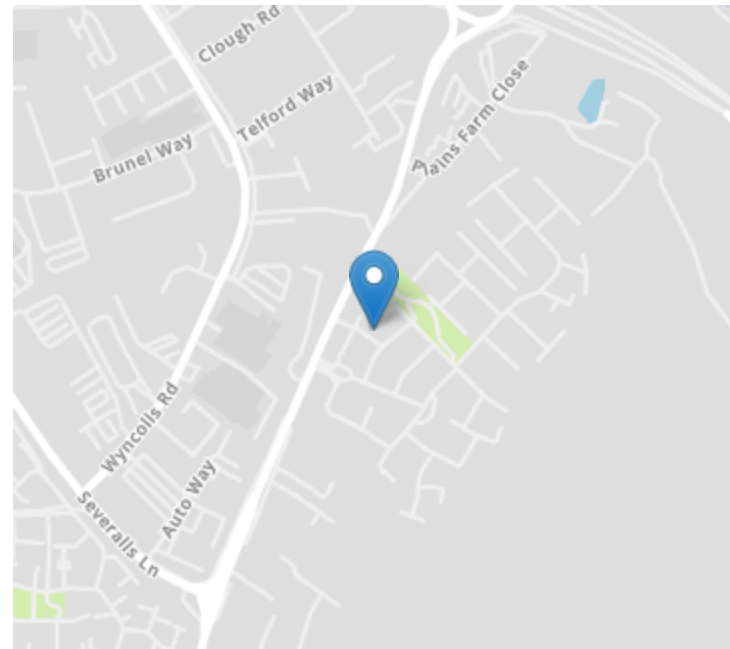
We have been advised by the seller that there is an annual charge of £169.00 per year. This is a communal charge for all maintenance on the development. We would however advise any buyer to confirm this with their chosen solicitor upon exchange.

# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.