



- Close Proximity To A12 & Colchester North Station
- Generous Bedrooms
- Popular Development
- South Facing Rear Garden
- Within Close Proximity To Station & City Centre
- Private Rear Garden
- No Onward Chain
- Driveway Providing Parking For Multiple Vehicles

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

** Guide Price £325,000 to £350,000 ** Situated on 'The Avellana Place' development to the north side of Colchester lies this well 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.



Property Details.

Ground Floor

Entrance Hallway

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.

Bedroom One



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



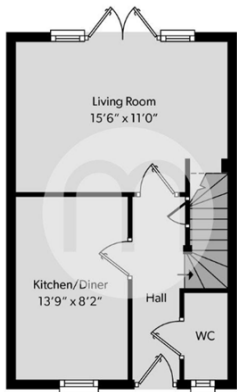
Outside, to the rear, there is a sizeable rear garden which is enclosed by panel fencing and also has access to the driveway. The garden is predominately laid to lawn with a patio area.

Agents Notes

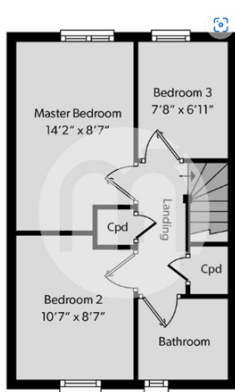
We have been advised by the seller that there is a annual charge of £169.00 per year. This is a communal charge for all maintenance on the development. We would however advise any buyer to confirm this with their chosen solicitor upon exchange.

Property Details.

Floorplans

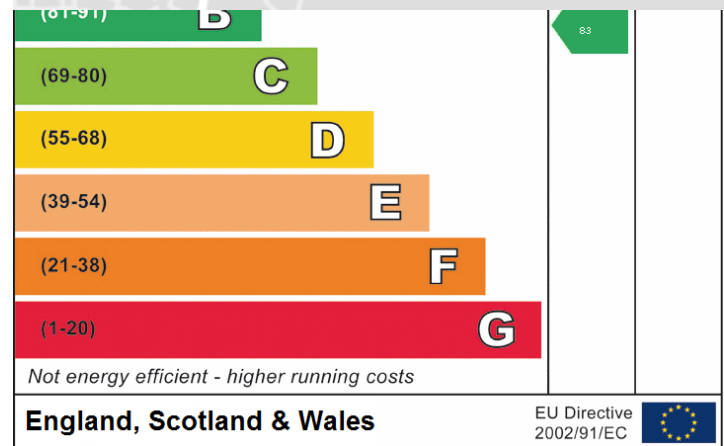
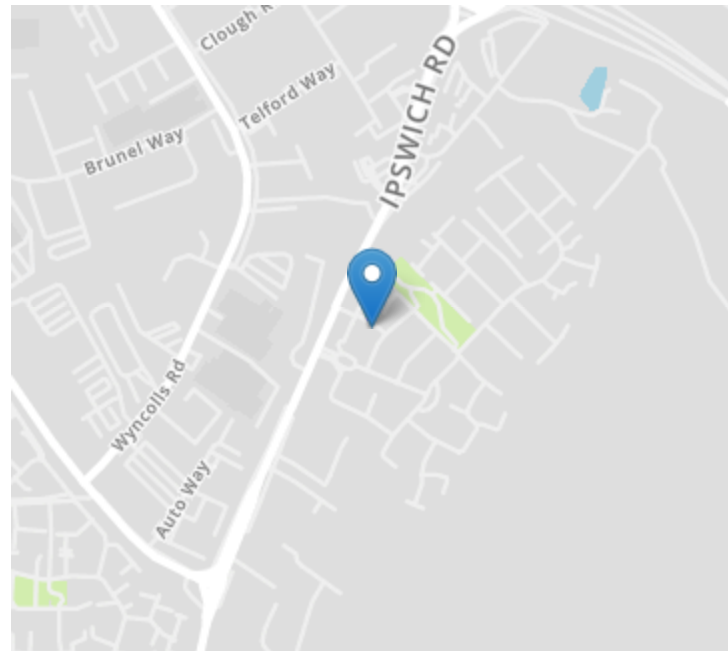


Ground Floor



First Floor

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.