



72 Queensland Drive, Colchester, Essex. CO2 8UQ

OIEO £270,000  
Freehold

## PROPERTY DESCRIPTION

Located on the south side of Colchester is this three bedroom family home. Location here is sought after because of the easy access to schools, shops, local amenities and excellent public transport links to both Colchester's city centre and Mersea Island.

The accommodation comprises of, entrance porch leading to the dining area which is open plan through to the lounge. This area has stairs rising to the first floor and doors opening into the conservatory, from the lounge you also access the kitchen, which offers an array of modern units, work surfaces and integrated appliances.

To the first floor, all three bedrooms are well proportioned and there is a modern family bathroom.

Externally the property offers off road parking as well as a garage. Whilst to the rear, the garden is fully enclosed and mainly laid to lawn.

## ROOM DESCRIPTIONS

### Ground Floor

Entrance Porch

Dining Room

3.47m x 2.89m (11' 5" x 9' 6")

Lounge

4.59m x 3.20m (15' 1" x 10' 6")

Kitchen

2.21m x 2.07m (7' 3" x 6' 9")

Conservatory

3.17m x 3.12m (10' 5" x 10' 3")

### First Floor

Landing

Principal Bedroom

3.66m x 2.92m (12' 0" x 9' 7")

Second Bedroom

3.48m x 3.02m (11' 5" x 9' 11")

Third Bedroom

2.77m x 2.39m (9' 1" x 7' 10")

Family Bathroom

### Disclaimer

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### Agents Note

Council Tax Band: B

Standard construction

Gas, Electricity and mains drainage

Broadband and signal coverage - TBC

