

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 and 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.

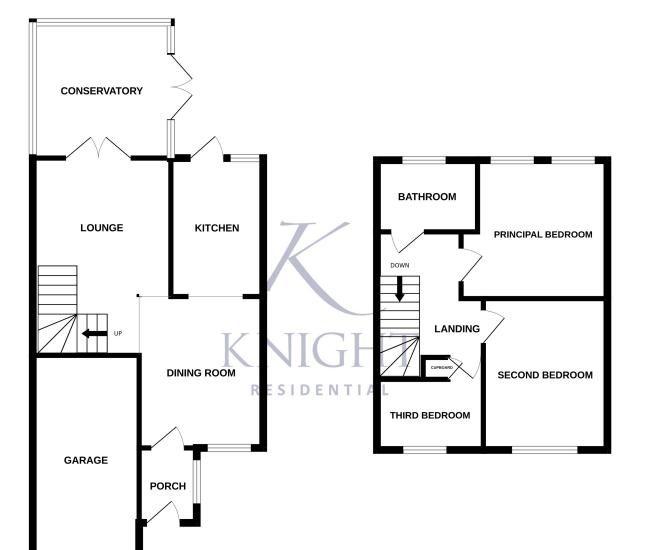
Externally the property offers off road parking as well as a garage. Whilst to the rear, the garden is fully enclosed and mainly laid to lawn.

ROOM DESCRIPTIONS	Second Bedroom
	3.48m x 3.02m (11' 5" x 9' 11")
Ground Floor	Third Bedroom
Entrance Porch	2.77m x 2.39m (9' 1" x 7' 10")
	Family Bathroom
Dining Room	
3.47m x 2.89m (11' 5" x 9' 6")	Disclaimer
<b>Lounge</b> 4.59m x 3.20m (15' 1" x 10' 6")	These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Knight Residential Limited nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.
Kitchen	
2.21m x 2.07m (7' 3" x 6' 9")	
	Agents Note
Conservatory	Council Tax Band: B
3.17m x 3.12m (10' 5" x 10' 3")	Standard construction
First Floor	Gas, Electricity and mains drainage Broadband and signal coverage - TBC

Landing

Principal Bedroom

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



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