



- GUIDE PRICE £210,000 - £220,000
- Offered with No Onward Chain
- Semi Detached Family Home
- Living/Dining Room
- Ground Floor Cloak Room
- Fitted Kitchen
- Three Sizeable Bedrooms
- Shower Room
- Very Generous Rear Garden
- Private Driveway
- Viewing Advised

### 133 Queen Elizabeth Way, Colchester, Essex. CO2 8LT.

GUIDE PRICE £210,000 - £220,000 Located to the south of Colchester within walking distance to sought after primary & secondary schools, shops & amenities, Mersea Island and offering very well served bus routes to mainline stations and Colchester town centre is this spacious three bedroom semi detached property. The property comprises of entrance hallway, fully fitted kitchen, ground floor cloak room, living/dining room, three sizeable bedrooms and family shower room. Externally there is a very generous rear garden and a private driveway to the front providing off road parking for several cars.



# Property Details.

## Ground Floor

### Entrance Hall

Stairs rising to first floor, electric wall mounted radiator, under stairs cupboard, doors leading to;

### Rear Lobby

Door leading to side, door to;

### Cloak Room

Single glazed window to side aspect, low level WC, wash hand basin.

### Kitchen



12' 1" x 5' 8" (3.68m x 1.73m) Double glazed window to front aspect, a range of wall and base units over an area of roll edge work surface, inset stainless steel sink & drainer unit, tile splash backs, plumbing for a washing machine, space for fridge/freezer, electric cooker, pantry cupboard.

## Living/Dining Room



17' 7" x 10' 6" (5.36m x 3.20m) Two double glazed windows to rear aspect, door leading to garden, gas fire place, wall mounted air con/heating system, T.V & phone points.

## First Floor

### Landing

Double glazed window to front aspect, loft access, wall mounted air con/heating system, doors leading to;

# Property Details.

## Bedroom One



10' 7" x 12' 8" (3.23m x 3.86m) Double glazed window to rear aspect, airing cupboard.

## Bedroom Two



9' 9" x 6' 8" (2.97m x 2.03m) Double glazed window to rear aspect.

## Bedroom Three



9' 9" x 6' 9" (2.97m x 2.06m) Double glazed window to front aspect.

## Shower Room



Double glazed window to front aspect, low level WC, wash hand basin, walk in shower cubical, fully tiled walls.

## Outside & Parking

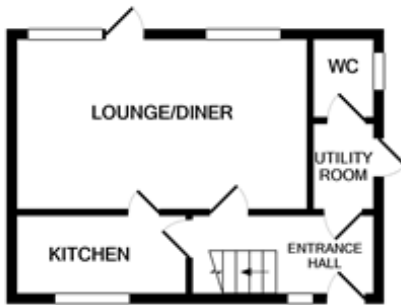


To the rear the private garden comprises of a patio area, generous lawn area, tree shrub and flower beds, garden shed to remain, gated side access, fully enclosed by panel fencing ( the concrete workshop will not remain ).

To the front there is a generous driveway providing parking for several cars. Shared side access leading to the rear garden.

# Property Details.

## Floorplans



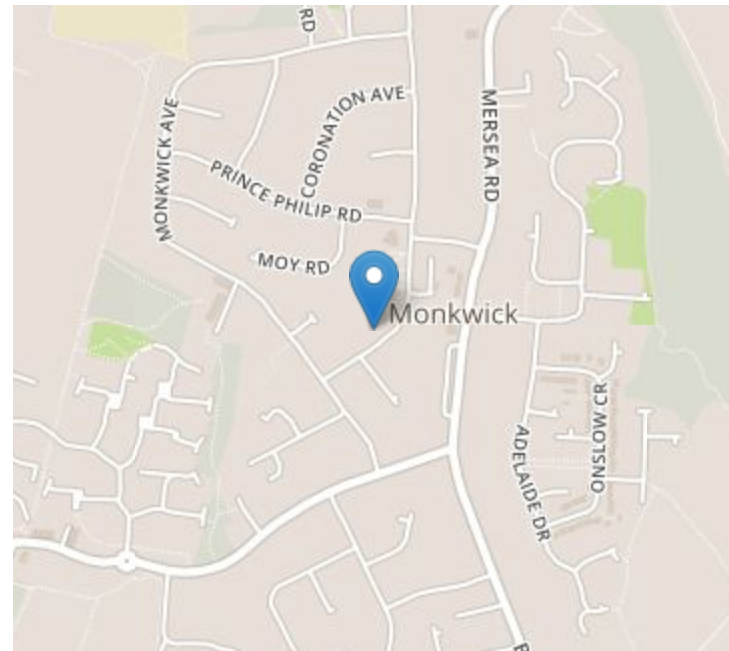
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2019

## Location



## Energy Ratings

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.