



- **Guide Price £325,000 - £350,000**
- A Spacious & Well-Presented Three Bedroom Semi-Detached Home
- Marginally South Of Colchester's Vibrant & Historic City Centre
- Large Reception Room
- Modern Kitchen-Diner
- Ground Floor Cloakroom
- Utility Room
- Two Generous Double Bedrooms & Well-Proportioned Single Bedroom
- First Floor Tiled Bathroom
- Generous Landscaped Rear Garden & Private Driveway

12 Queen Mary Avenue, Colchester, Colchester, Essex. CO2 7PH.

Guide Price £325,000 - £350,000 Michaels Property Consultants are very pleased to offer to the market this well-presented and deceptively spacious three bedroom semi-detached family home. Situated just South of Colchester's historic and vibrant city centre, its location proves favourable and is within easy access to the city centre and its wealth of shops, amenities and leisure facilities. It is also a stones throw from Abbey Fields - a picturesque greenspace that is ideal for avid dog walkers.

Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Reception Room



14' 6" x 11' 1" (4.42m x 3.38m)

Kitchen



19' 11" x 17' 10" (6.07m x 5.44m)

Dining Area



Ground Floor Cloakroom/W.C.

4' 7" x 2' 6" (1.40m x 0.76m)

Utility Room

11' 1" x 5' 2" (3.38m x 1.57m)

First Floor

Landing

Family Bathroom



6' 5" x 5' 7" (1.96m x 1.70m)

Property Details.

Master Bedroom



11' 11" x 12' 7" (3.63m x 3.84m)

Bedroom Three



9' 2" x 7' 10" (2.79m x 2.39m)

Bedroom Two



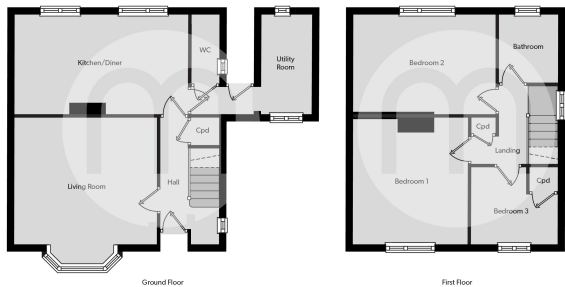
14' 8" x 8' 6" (4.47m x 2.59m)

Outside

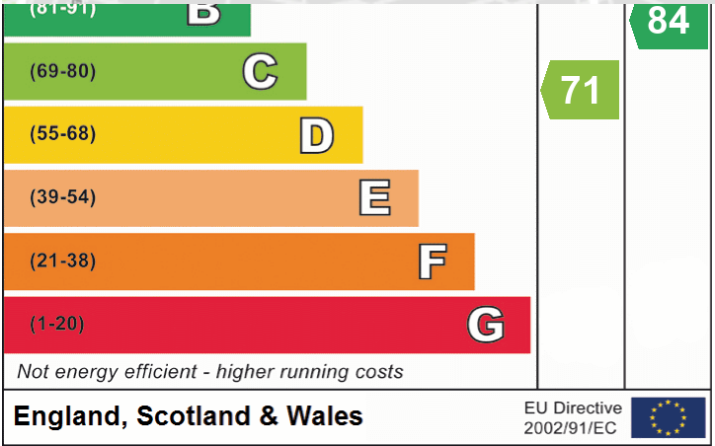
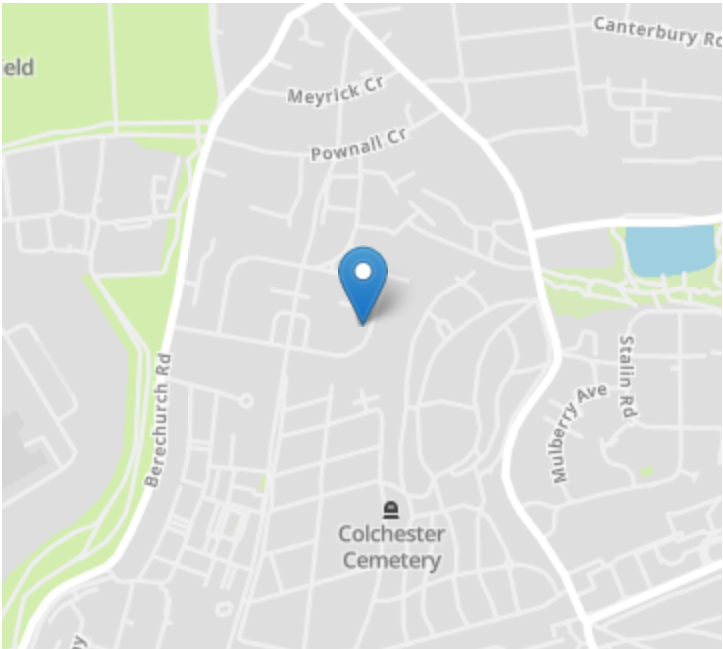


Property Details.

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.