

oakheart



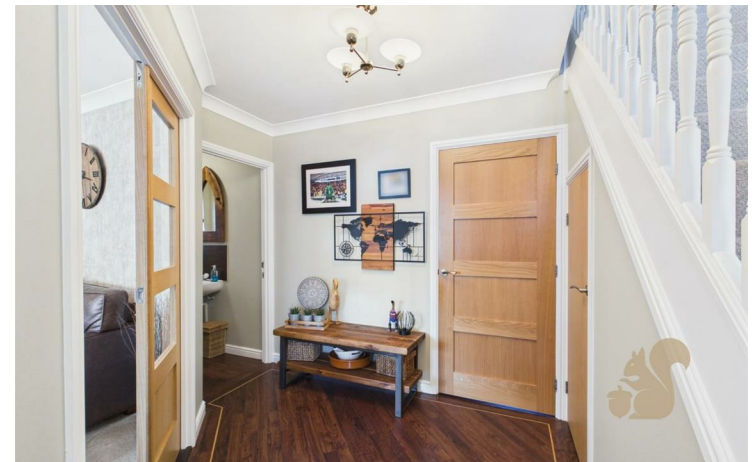
£600,000

Guide Price

Queensberry Avenue, Copford

Situated within the highly sought-after village of Copford, this immaculately presented bay-fronted four-bedroom detached family home offers approaching 1,800 sq ft of beautifully appointed accommodation, together with a double garage, generous driveway parking and a landscaped rear garden designed for modern family living and entertaining.

Queensberry Avenue enjoys an enviable position within easy reach of highly regarded primary and secondary schools, Stane Retail Park, the A12 and A120, whilst Marks Tey railway station provides direct services to London Liverpool Street, making the location particularly attractive for commuters.











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GLATM
 164.97 m²
 1775.77 ft²
Total
 183.6 m²
 1976.29 ft²

(1) Finished, above grade
 Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
 Colchester

Tenure:
 Freehold

Council Tax Band:
 F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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