

oakheart

£240,000

Offers In Excess Of
Bourne Court, Mersea Road,
Colchester

A charming three-bedroom terraced house, nestled in a tranquil cul-de-sac to the South of Colchester. This idyllic location offers a peaceful retreat while ensuring convenient access to schools, local amenities, and excellent transport links.

As you step through the entrance porch, you're welcomed into a cozy lounge featuring an electric fireplace, creating a warm and inviting atmosphere. The hallway seamlessly connects the different spaces, leading you to the well-equipped kitchen. The

kitchen boasts modern conveniences, including an integrated oven and ample space for a washing machine and tumble dryer or dishwasher.

Ascending the staircase, you'll find a spacious landing that provides access to the three bedrooms and the family bathroom. The principle bedroom offers a comfortable retreat, while the second bedroom comes complete with built-in wardrobes, maximizing storage space. The third bedroom provides flexibility

for various needs, whether it be a bedroom, home office, or a hobby room. The family bathroom is designed for both functionality and relaxation.

The exterior of the property is just as enticing as its interior. The laid-to-lawn garden provides a serene escape, perfect for outdoor activities or a quiet moment in nature. A separate patio area offers an ideal spot for al fresco dining or entertaining guests. The property comes with the added convenience of a garage located in a separate garage block, ensuring off-road parking and an extra layer of security for your peace of mind.

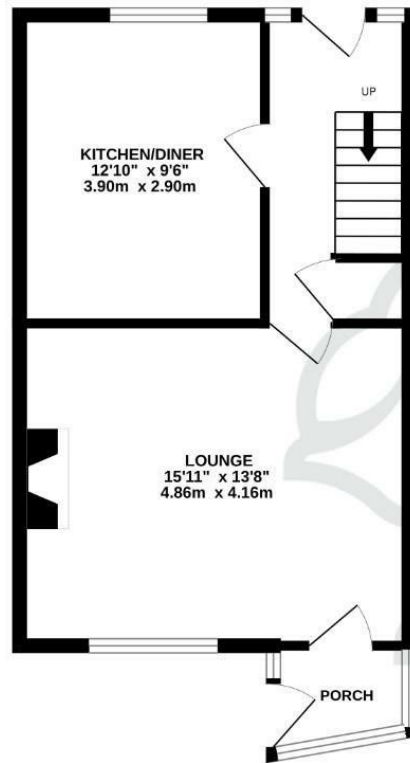




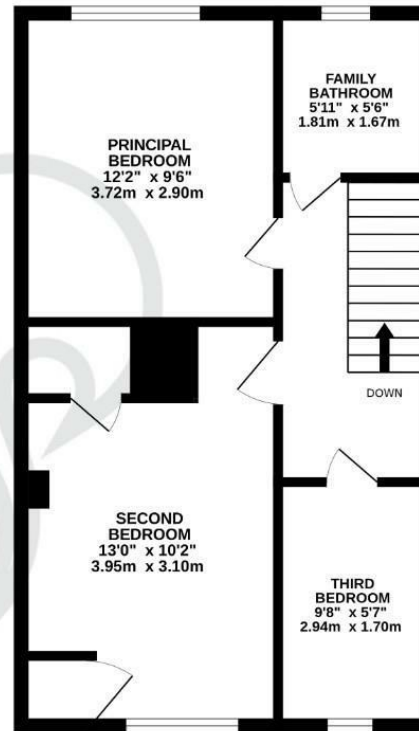




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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