

oakheart



£600,000

Asking Price

East Road, West Mersea



Oakheart Mersea are delighted to present to the market this beautifully presented & deceptively spacious (1850 SF) four double bedroom family home, extended and retaining some period features and located within close proximity to all amenities, the property offers a lounge, a separate dining room / playroom, a superb high specification kitchen family room 18'8 x 18'6, Utility room, En-suite's to the

Principal bedroom and bedroom two and a Family Bathroom. Externally, there is a garden Bar perfect for entertaining, a workshop, and plenty of off road parking for multiple vehicles. An ideal family home on the ever popular Mersea Island within walking distance of shops, the beach and local amenities, including local playing fields and the primary school. Equally the location offers links to

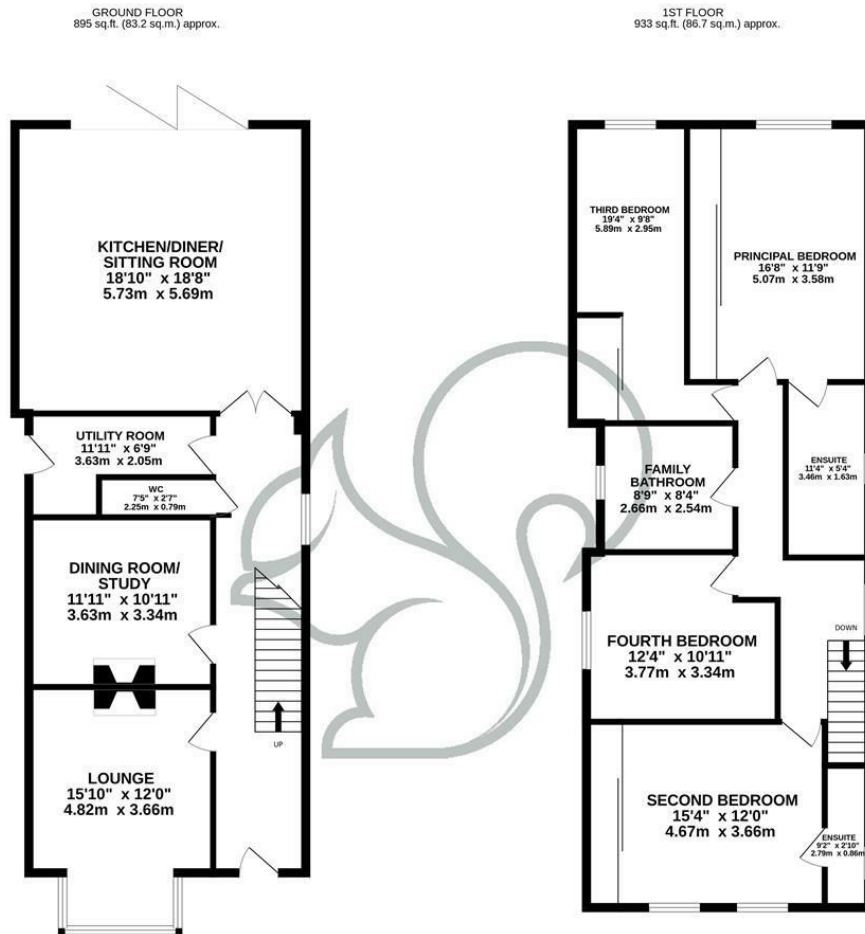
Historic Colchester which, in turn, offers top rated schools and rail links to London, Ipswich and Norwich. We highly recommend an early viewing. Please call Oakheart Mersea to arrange an internal inspection.











GROUND FLOOR
895 sq.ft. (83.2 sq.m.) approx.

1ST FLOOR
933 sq.ft. (86.7 sq.m.) approx.

TOTAL FLOOR AREA: 1828 sq.ft. (169.8 sq.m.) approx.

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:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	65	
(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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