

oakheart



£400,000

Guide Price
Trinity Close, West Mersea

Guide Price £400,000 - £425,000.

Oakheart Mersea are pleased to present to the market this spacious (1003 sq ft) two double bedroom detached bungalow, located in a quiet cul de sac, close to local amenities and well presented throughout, offering south facing rear garden

The entrance hall is accessed via a small porch and then leads to to all rooms, the large L shaped lounge/diner

offers dual aspect windows with a box bay window to the front aspect and patio door to conservatory 12'8" x 9'6" with dwarf wall, windows to all aspects and French doors out to gardens. The modern fitted kitchen includes integrated oven, hob and microwave, multiple cupboards and drawers and door to rear aspect.

The Principle bedroom offers integrated double wardrobe and window to front aspect, the second bedroom has integrated double wardrobe and window overlooking rear gardens. The

bathroom has fully tiled walls and a white fitted suite with contemporary style rectangular sink.

Externally the south facing rear gardens benefit from well stocked borders, extensive patio area, lawn and feature shingle area to the side of the bungalow with storage shed and pedestrian access to the garage and gated access to the front garden with low picket fence to front border, lawned areas, shrubs to borders and driveway to garage.

For internal inspection call Oakheart Mersea on 01206 382191.

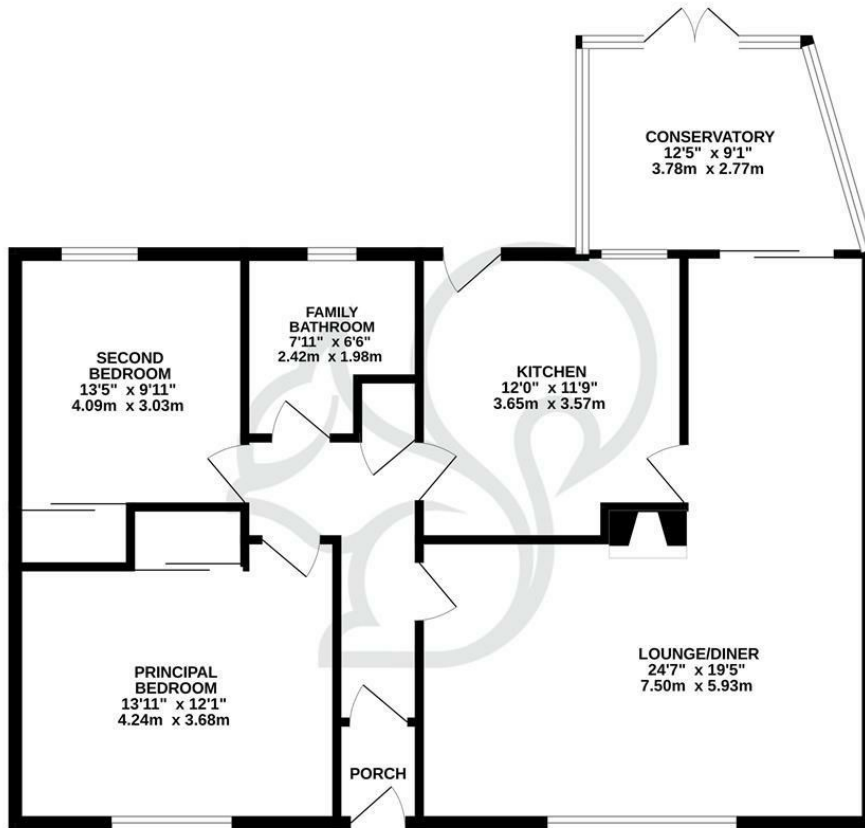








GROUND FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA - 1003 sq.ft. (93.2 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:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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