

oakheart

£425,000

Guide Price
East Road, West Mersea

Guide Price £425,000 - £450,000.

Oakheart Mersea are delighted to present this 3 Bedroom Detached Bungalow located just a ten minute stroll from the beach. Access to the property is gained via an entrance hall which leads to all of the accommodation, the kitchen diner offers dual aspect windows, multiple high level cupboards and drawers, integrated hob with oven under and dishwasher and

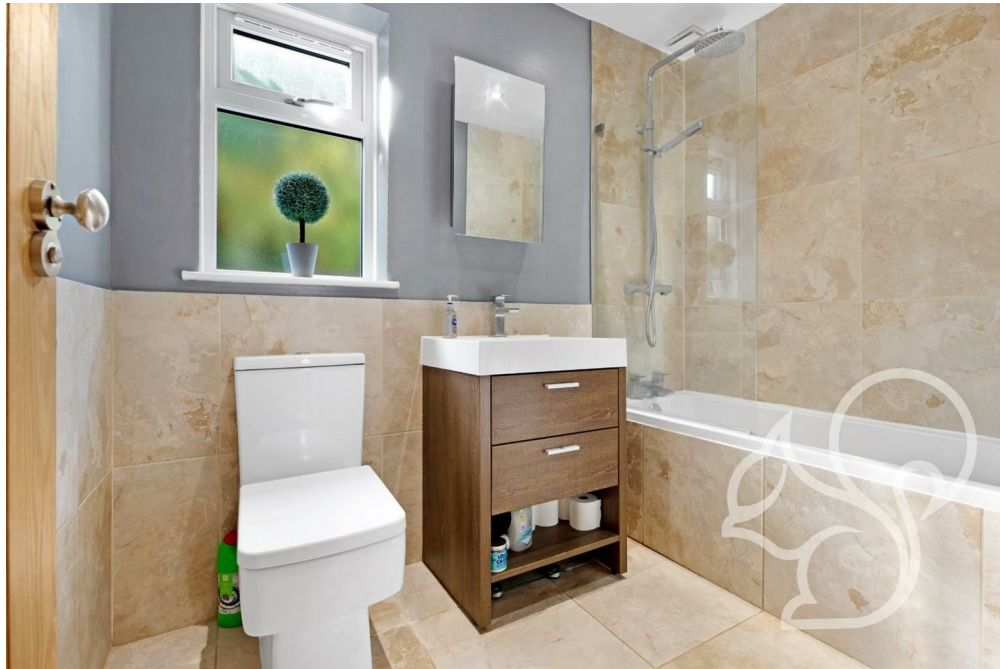
solid wood flooring. The spacious (20 x 11) lounge has oversized window to front aspect, fireplace and oversized skirting boards. The principal bedroom has window to side aspect and integrated wardrobe with cupboards over head, the second and third bedroom's also have integrated wardrobes and the family bathroom consists of panel bath with rainfall shower head, contemporary style rectangular sink with drawers under, part tiled walls

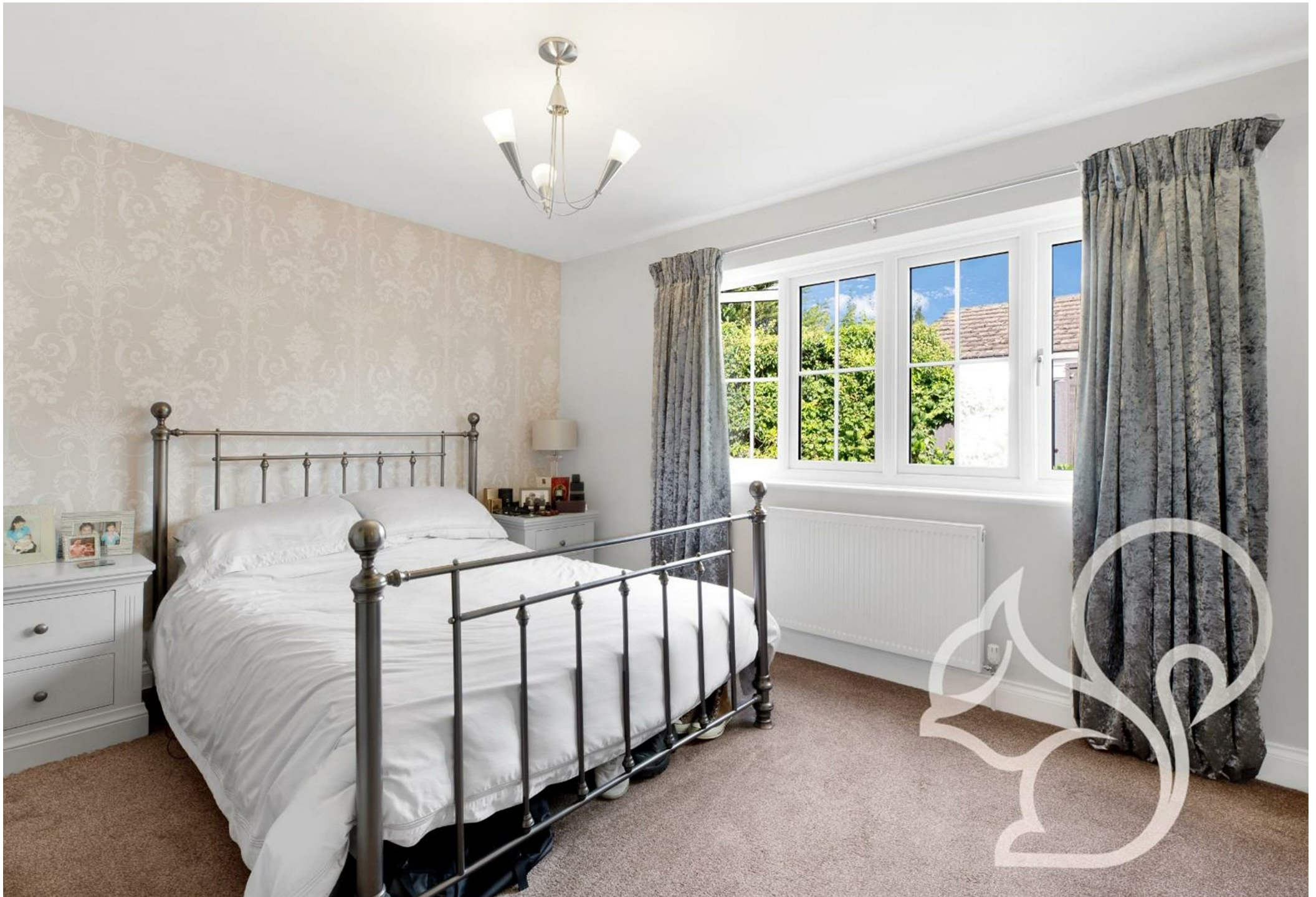
and tiled floor. Externally the rear gardens consist of hedgerows to all borders, extensive lawn area, paved path and gated access to the front via block paved path. The front of the property offers off road parking for multiple vehicles on the gravelled driveway and hedgerow to front border.

For internal inspection please call Oakheart Mersea Island - 01206 382191.

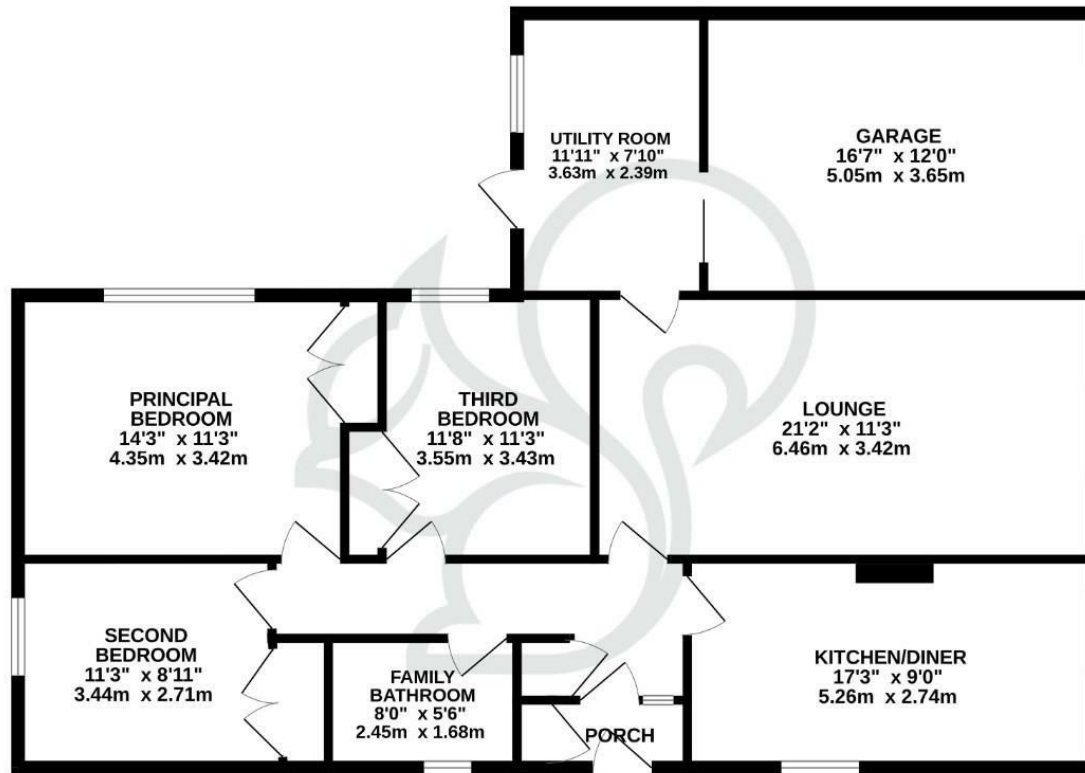








GROUND FLOOR
1208 sq.ft. (112.2 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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		86
(69-80) C	68	
(55-68) D		
(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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