

oakheart



£400,000

Guide Price
Kingsmere Close, West Mersea

Guide Price £400,000. - £425,000.

Oakheart Mersea are pleased to present to you this delightful 2-bedroom bungalow which offers an idyllic retreat for those seeking a relaxed coastal lifestyle. With its serene location, modern comforts, and proximity to the sea, this property presents a unique opportunity to embrace the quintessential charm of this coastal gem.

The bungalow boasts a well-maintained front garden, a driveway, and a welcoming entrance. The coastal climate allows for year-round enjoyment of the lovely garden, whether for sunbathing or simply

savouring the fresh sea breeze.

The modern, fully-equipped kitchen is perfect for culinary enthusiasts. With ample countertop space, integrated appliances and convenient storage, it provides the ideal setting for preparing delicious meals. The adjacent dining area offers a wonderful space for family gatherings and entertaining guests.

The property features two cozy bedrooms, each designed for a peaceful night's rest. The master bedroom offers ample space and a generous closet, ensuring both style and practicality. The second

bedroom is equally comfortable and can be utilised as a guest room or home office.

A highlight of this bungalow is the private rear garden. This delightful outdoor space is a sanctuary for relaxation, whether you're enjoying a morning coffee or hosting an evening barbecue with friends and family. The garden is thoughtfully landscaped and fenced for privacy, making it a safe and enjoyable environment for all.

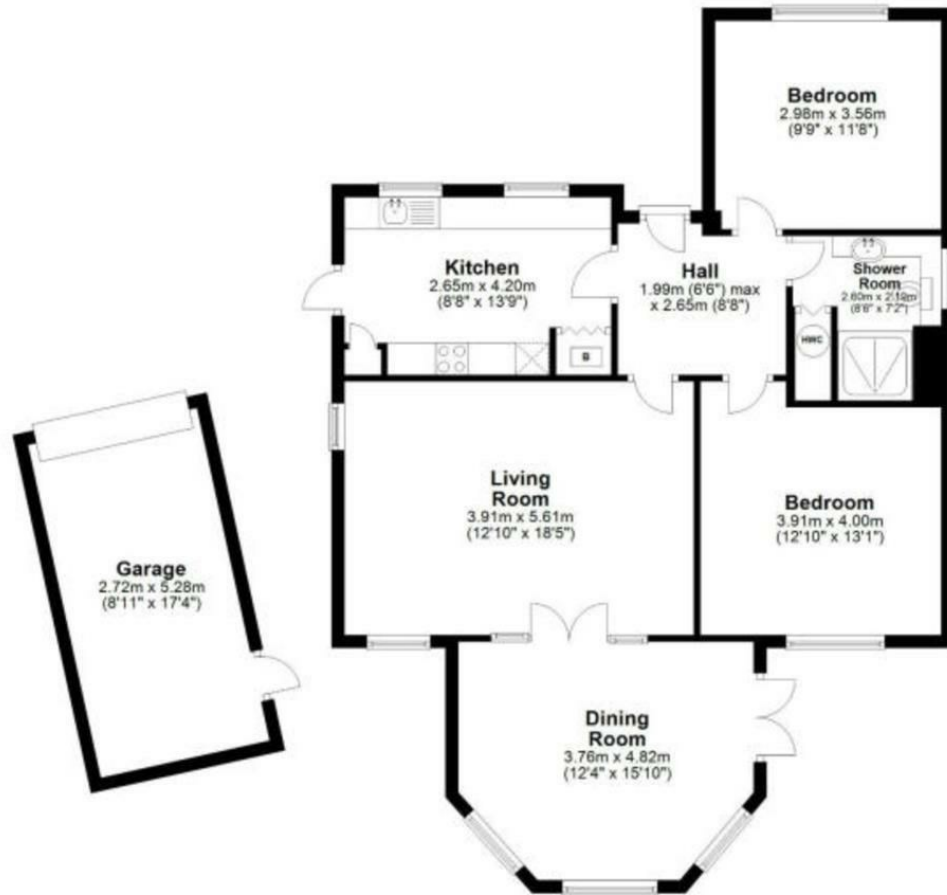








Ground Floor
Approx. 103.9 sq. metres (1118.3 sq. feet)



Total area: approx. 103.9 sq. metres (1118.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Buring 07753375565. Plan produced using PlanUp.

Local Authority:
Colchester

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		72
(55-68) D	49	
(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.

Oakheart Mersea
01206 382191
mersea@oakheartproperty.co.uk
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

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