

oakheart

£350,000

Offers In Excess Of  
Suffolk Avenue, West Mersea



This delightful two-bedroom, one-bathroom bungalow offers a perfect blend of comfort and character. Positioned in a quiet cul de sac, this home exudes a sense of warmth and nostalgia, making it an ideal haven for those seeking a peaceful, low-maintenance lifestyle.

As you approach this inviting property, you'll be greeted by a well-maintained lawned front garden's and a neatly paved driveway. Step inside, and you'll find a welcoming living space adorned with large windows, allowing an abundance of natural light to flood the room. The spacious lounge 20'5" x 11' offers ideal space for both daily living and entertaining.

The kitchen is a practical and stylish space with modern appliances and ample cabinetry. Cooking and dining here will be a joy, and the kitchen's connection to the large conservatory (19' x 9'7") ensures that you're never far from the family.

The two bedrooms are comfortable and well-appointed, offering peaceful sanctuaries for rest and relaxation. Both rooms come with generous closet space and large windows, ensuring a comfortable and bright living experience.

The bathroom is both functional and tasteful, with a shower cubicle

and sink with cupboards under.

Step outside, and you'll discover a garden that is just the right size for your outdoor needs. Whether it's for gardening, barbecues, or simply lounging in the fresh air, this space is a blank canvas awaiting your personal touch.

For an Internal Inspection Call Oakheart Mersea.

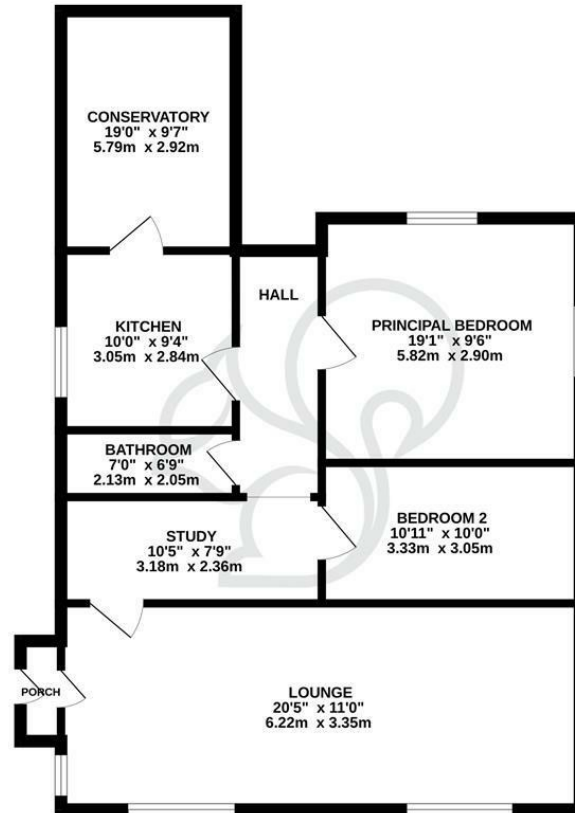








GROUND FLOOR  
755 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

**oakheart**