

oakheart



£450,000

Guide Price

Suffolk Avenue, West Mersea



Guide Price £450,000. - £475,000.

Nestled in the serene locale of West Mersea, this charming detached bungalow offers a perfect blend of modern comfort and timeless elegance. Situated on a generous plot size, this beautifully presented property boasts both internal and external allure.

Stepping inside, you are greeted by a contemporary kitchen adorned with integrated appliances, setting the tone for the sophisticated living experience within. The spacious lounge provides a cozy retreat, while the conservatory bathes the interiors in natural light, creating a seamless connection with the picturesque surroundings.

This home features two generously proportioned

double bedrooms, each offering ample space for relaxation and rest. The master bedroom spans 15' 1" x 11' 9", while the second bedroom measures 14' 9" x 11' 9", ensuring comfort and convenience for its occupants.

With its meticulous attention to detail and enviable location, this property invites you to indulge in a lifestyle of tranquility and refinement.

For an Internal Inspection Call Oakheart Mersea Island.









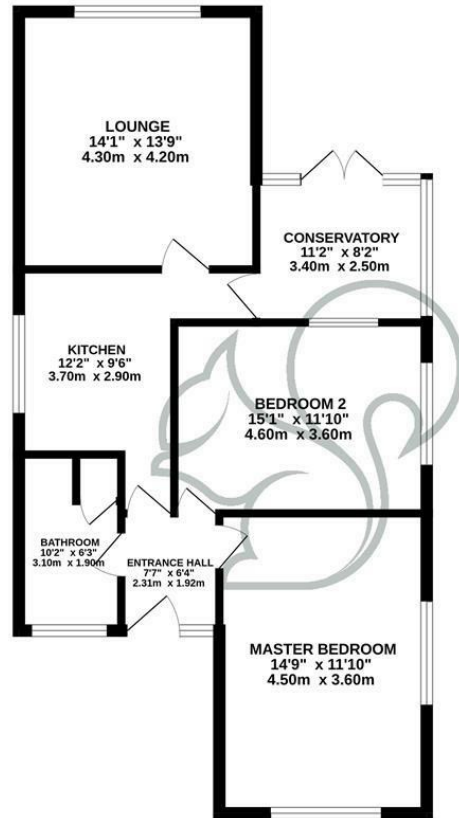








GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</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	

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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