

oakheart



£300,000

Guide Price
Upland Crescent, West Mersea,
Colchester

SSTC

Guide Price £300,000. - £315,000.

Located in a quiet cul de sac on West Mersea, this residence offers peace and privacy mere moments from the vibrant heart of the village.

This inviting semi-detached house boasts three generously proportioned bedrooms, promising ample space for family living or personal retreat. A delightful blend of comfort and potential, the

property presents an opportunity for personalisation, with scope for modernisation to suit individual tastes.

Stepping inside, you are greeted by a cozy lounge measuring 11'9" x 13', providing a warm and welcoming atmosphere for relaxation and entertaining alike. Adjacent, a spacious conservatory beckons with its natural light and seamless connection to the outdoors, inviting moments of serenity and enjoyment.

Outside, the property unfolds to reveal a large front garden, offering a verdant oasis to greet you upon arrival. To the rear, an

enclosed garden provides a private haven for outdoor gatherings, gardening endeavours, or simply basking in the tranquility of nature.

In summary, this residence presents an enchanting opportunity to embrace the quintessential charm of village life, with the promise of a comfortable abode awaiting your personal touch.

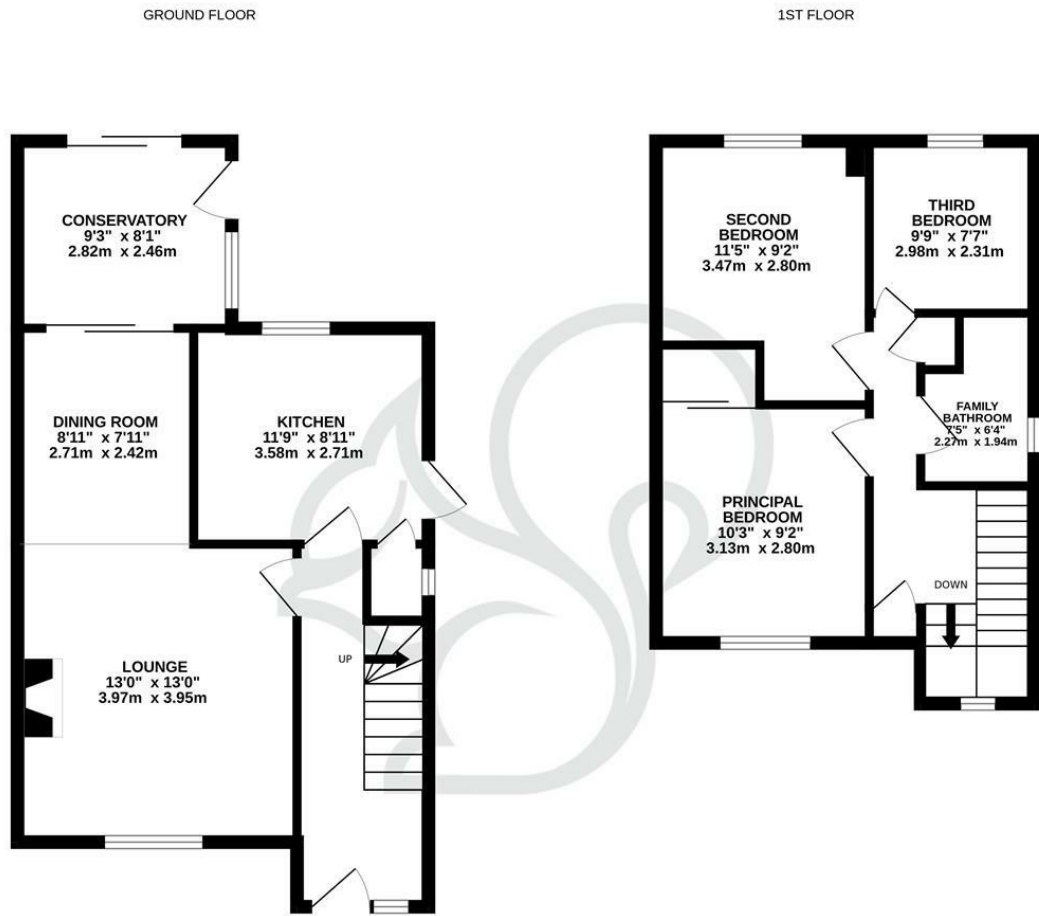
For An Internal Inspection Please Call Oakheart Mersea Island











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 is given as to their operability or efficiency can be given.
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Local Authority:

Tenure:
Freehold

Council Tax Band:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D	55		
(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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