

oakheart



£425,000

Guide Price

Avocet Close, West Mersea

Guide Price £425,000 - £450,000

Nestled in the picturesque surroundings of West Mersea, Essex, this inviting two-bedroom detached bungalow is a charming residence and offers a cozy retreat, boasting ample space and modern amenities for comfortable living.

Step inside to discover a welcoming lounge, measuring 14'5" x 13', where relaxation and gatherings find their perfect setting. In addition, a bright and airy conservatory, spanning 16'2" x 8'3", provides an ideal space for enjoying the beauty of the outdoors from

within.

The heart of the home lies in its well-appointed kitchen, featuring high-specification appliances that cater to culinary enthusiasts and everyday convenience alike.

The principal bedroom offers a haven of tranquility, boasting dual aspect windows that flood the space with natural light. Fitted wardrobes provide ample storage, ensuring a clutter-free environment conducive to rest and relaxation.

Situated on a corner plot, the property enjoys wrap-around gardens that envelop the home in greenery and tranquility. This outdoor space offers a private sanctuary for outdoor enjoyment, gardening endeavour's, or simply basking in the serenity of nature.

With its thoughtful layout, modern conveniences, and tranquil surroundings, 3 Avocet Close presents an ideal opportunity for those seeking a harmonious blend of comfort and countryside living.

For an Internal Inspection Call Oakheart Mersea Island.

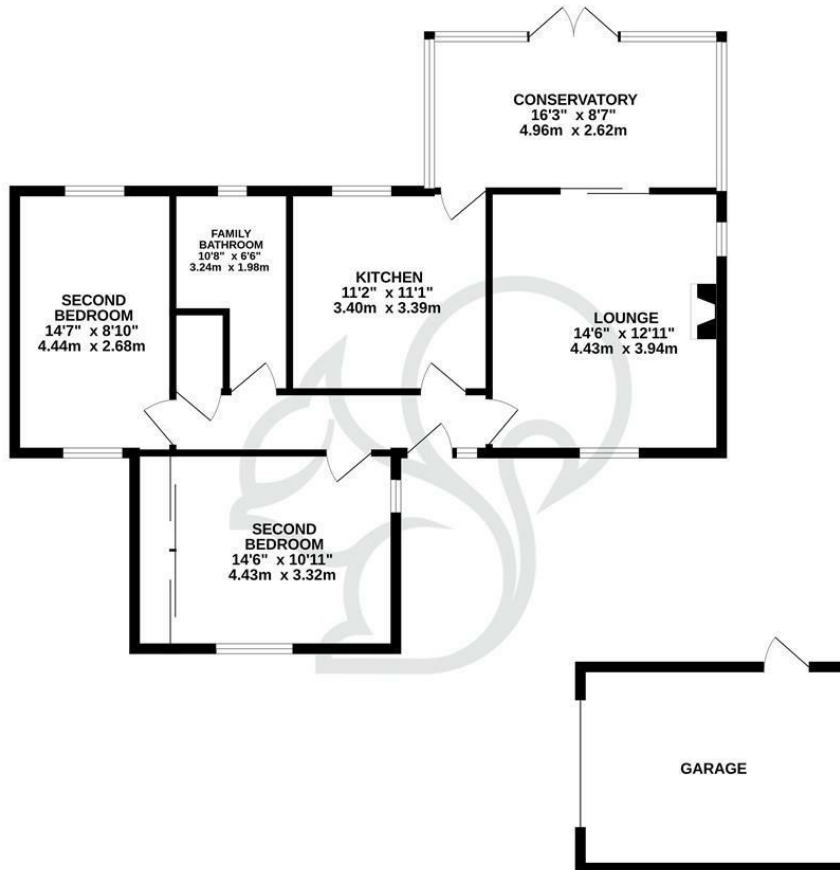








GROUND FLOOR  
1033 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (96.0 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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