

oakheart

£450,000

Guide Price  
Oakwood Avenue, West Mersea



Guide Price £450,000 - £475,000

Welcome to this beautifully renovated 3-bedroom detached bungalow, offering a blend of modern living and coastal charm. Nestled within a desirable location of Oakwood Avenue, this property boasts a double garage, ample off-road parking, and the convenience of being within walking distance to both the beach and the central village.

Upon entering, you are greeted by a bright and airy interior that has been thoughtfully renovated throughout. The open-plan living

space seamlessly combines the living room, dining area, and modern kitchen, creating a welcoming environment for relaxation and socialising. The kitchen is equipped with top-of-the-line appliances, sleek countertops, and plenty of storage, catering to the needs of any home chef.

The master bedroom provides a private retreat within the home. Two additional bedrooms offer versatility, whether used as guest rooms, home offices, or hobby spaces. A stylish family bathroom serves these bedrooms, showcasing contemporary fixtures and finishes.

Outside, the property's double garage provides ample storage space for vehicles, tools, and outdoor equipment. The generous off-road parking area ensures convenience for residents and guests.

One of the highlights of this property is its proximity to the beach, allowing for leisurely strolls, picnics by the sea, and enjoying the coastal lifestyle. The central village is also within walking distance, offering access to shops, restaurants, and amenities, enhancing the overall convenience of this location.

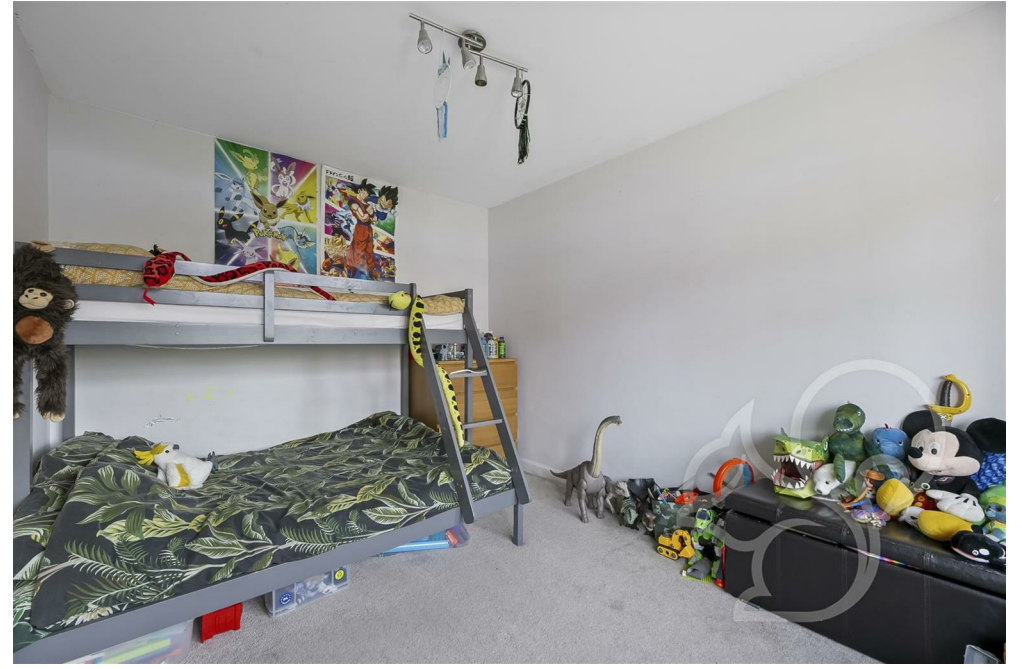
For an Internal Inspection Please Call Oakheart Mersea Island









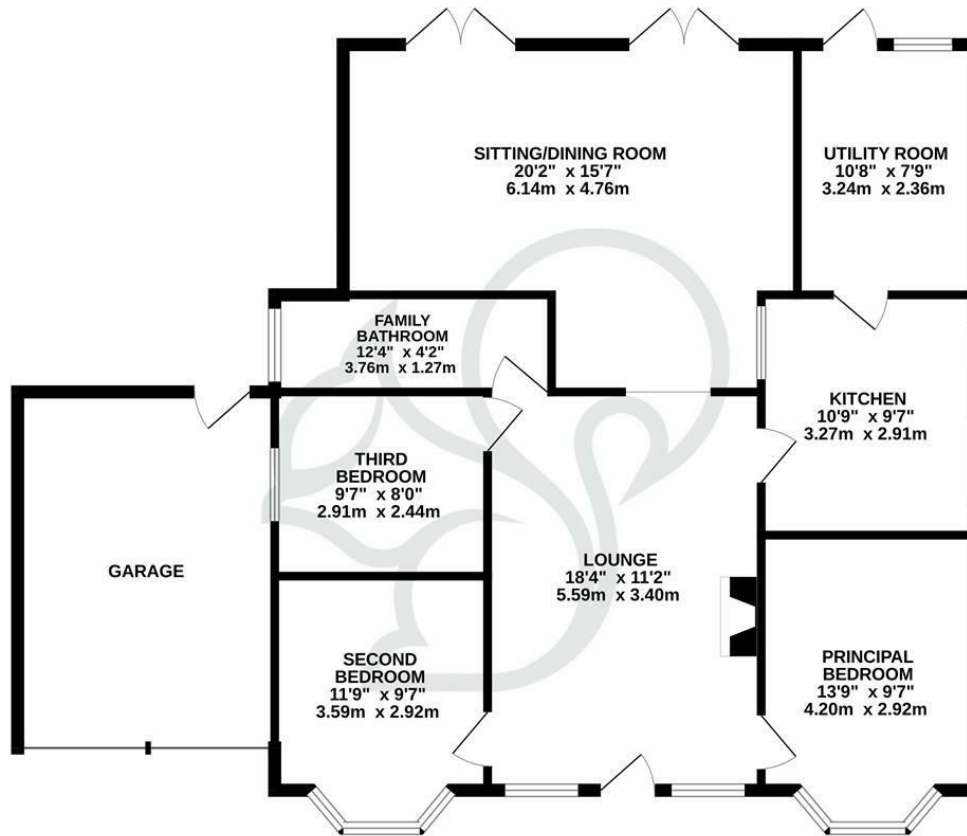








**GROUND FLOOR**  
1223 sq.ft. (113.6 sq.m.) approx.



TOTAL FLOOR AREA: 1223 sq.ft. (113.6 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>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</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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