

oakheart

£395,000

Offers In Excess Of
Beverley Avenue, West Mersea

Welcome to this charming 3-bedroom detached house located on the sought-after Beverley Avenue. This property presents a fantastic opportunity for those looking to put their personal touch on a home, as it is in need of modernisation.

The spacious layout offers ample potential for customisation, making it an ideal canvas for creating your dream living space. The ground floor features a generously sized living room, a separate dining area, and a kitchen that provides the perfect

opportunity to design a contemporary culinary space.

Upstairs, you will find three well-proportioned bedrooms, each offering plenty of natural light, and a family bathroom.

Outside, the property boasts off-road parking and a garage, providing convenient and secure parking options. The garden offers a tranquil space to relax and entertain, with enough room for potential extensions or landscaping projects, subject to

planning permission.

Situated in a desirable location, this home is close to local amenities, schools, and transport links, making it perfect for families and commuters alike.

Please contact Oakheart Mersea for an internal inspection on 01206 382191









Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
E

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(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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