

oakheart



£340,000

Price Guide  
Mill Road, West Mersea

Guide Price £340,000 - £360,000.

Welcome to this charming four-bedroom semi-detached home, a perfect blend of modern convenience and classic charm. This well-maintained property features a thoughtfully converted loft, now offering two additional bedrooms, making it ideal for growing families or those in need of extra space.

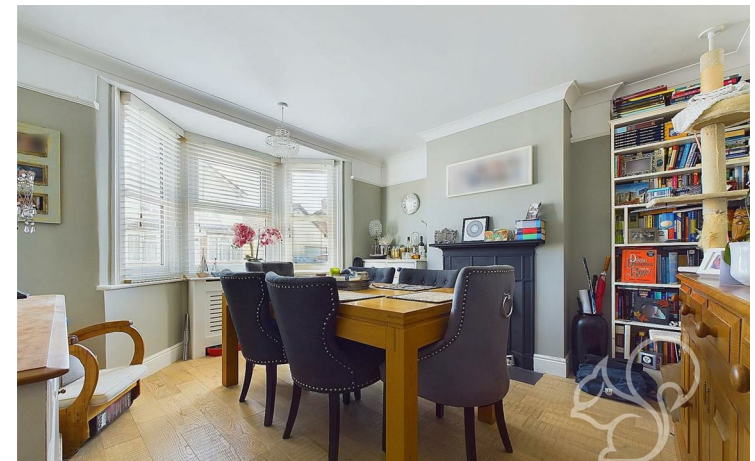
As you enter the home, you are greeted by an inviting lounge, perfect for relaxing with family or entertaining guests. Adjacent to the lounge is a separate dining room, providing an elegant space for

meals and gatherings. Situated off the kitchen you have a downstairs shower room. The kitchen is equipped with quality appliances and ample storage including a walk in pantry, making meal preparation a delight.

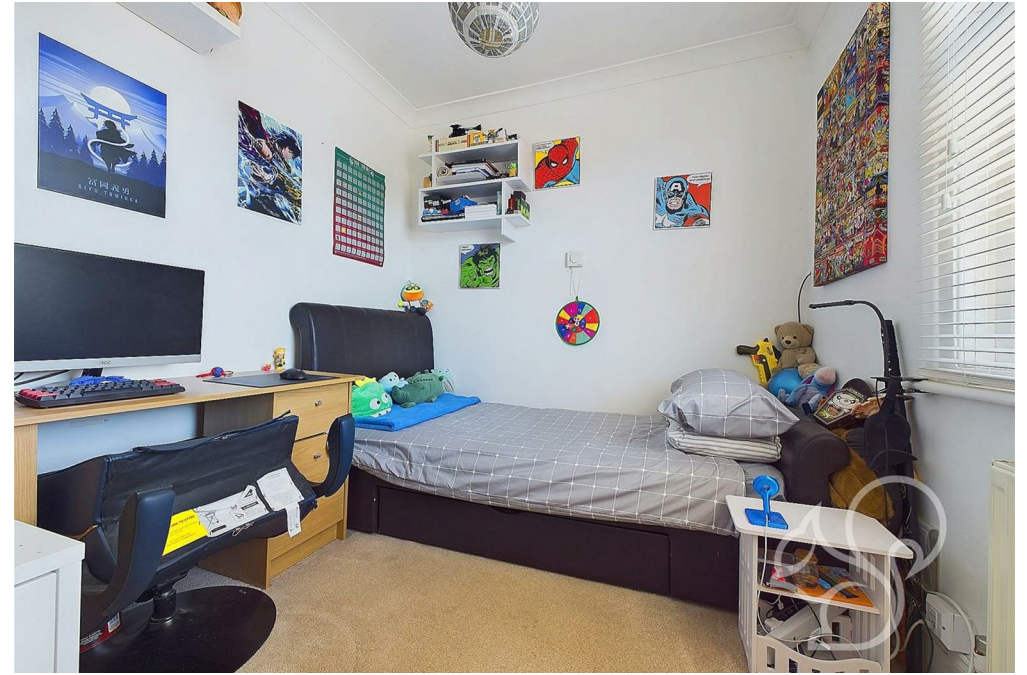
Upstairs, the first floor boasts two generously sized bedrooms, each filled with natural light, and a family bathroom with a walk-in wardrobe. The expertly converted loft adds two more bedrooms, offering flexibility for use as additional sleeping quarters, a home office, or a hobby room.

Outside, the property benefits from off-road parking, ensuring convenience and peace of mind. The private garden provides a tranquil retreat for outdoor activities and relaxation.

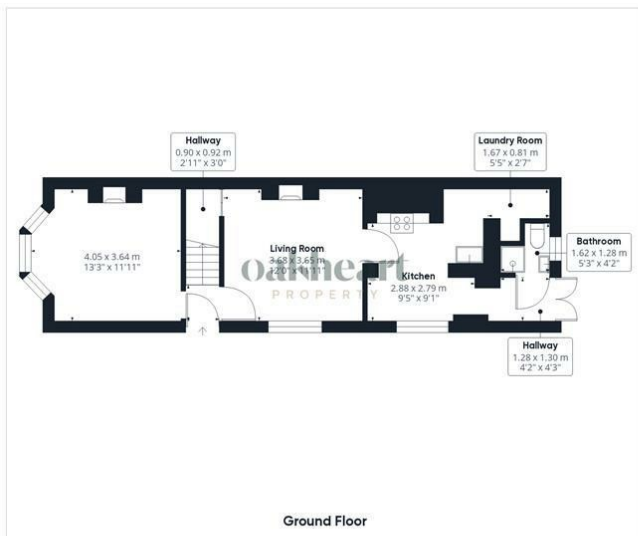
Located in a desirable neighborhood with excellent local amenities, schools, and transport links, this home is perfect for those seeking a comfortable and stylish living space. Don't miss the opportunity to make this delightful property your own.



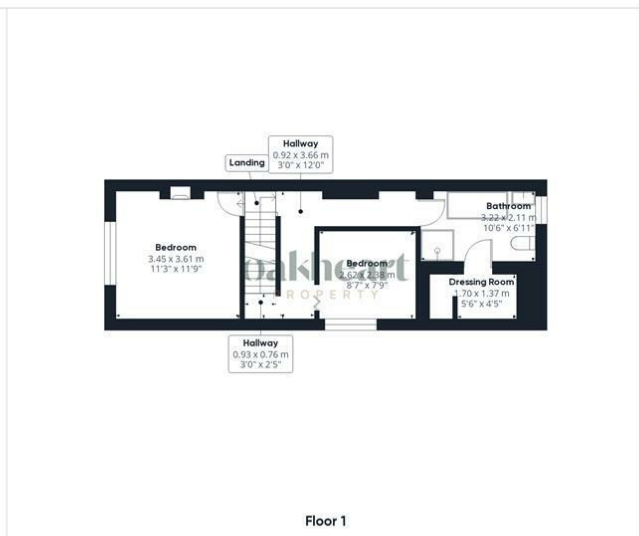




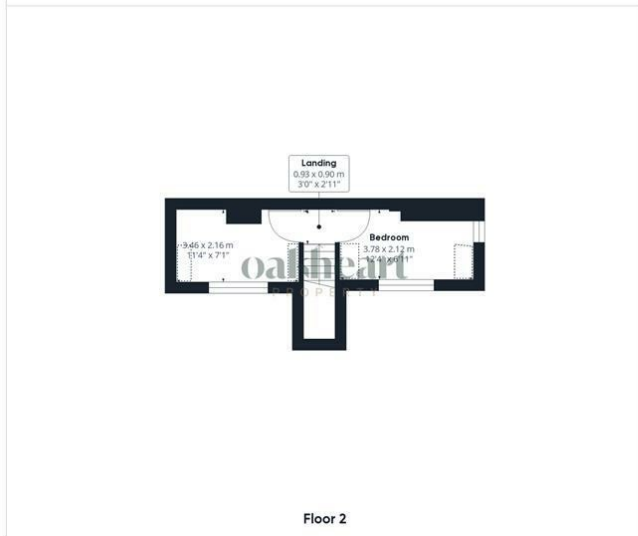




Ground Floor



Floor 1



Floor 2

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Approximate total area<sup>m</sup>  
99 m<sup>2</sup>  
1065.58 ft<sup>2</sup>

Reduced headroom  
1.66 m<sup>2</sup>  
17.86 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
B

**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>49</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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