

oakheart



£450,000

Guide Price
Victory Road, West Mersea

Guide Price £450,000 - £475,000.

Situated on the charming Victory Road, this delightful three-bedroom Victorian semi-detached house effortlessly combines period elegance with modern comfort. The property boasts a wealth of original features, including high ceilings and ornate fireplaces, which enhance its timeless appeal.

Upon entering, you are welcomed by the hallway leading to a bright and airy living room, perfect for relaxing or entertaining. Adjacent to the living room is a generous well equipped kitchen diner that offers

ample space for family meals and culinary creativity.

Upstairs, the house comprises three well-proportioned bedrooms, each filled with natural light and retaining their classic charm. The master bedroom is particularly spacious, providing a serene retreat. The remaining two bedrooms are versatile, ideal for family members, guests, or a home office. A stylish family bathroom, featuring modern fittings, completes the upper floor.

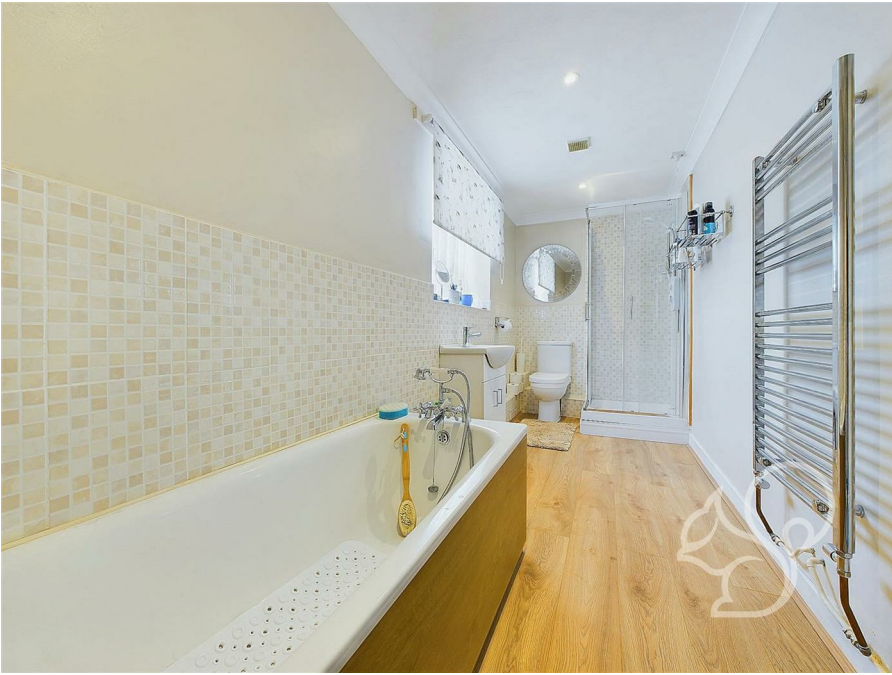
One of the standout features of this property is its large back garden. Lovingly maintained, the garden offers a lush, green space

perfect for outdoor entertaining, gardening, or simply unwinding in a private setting.

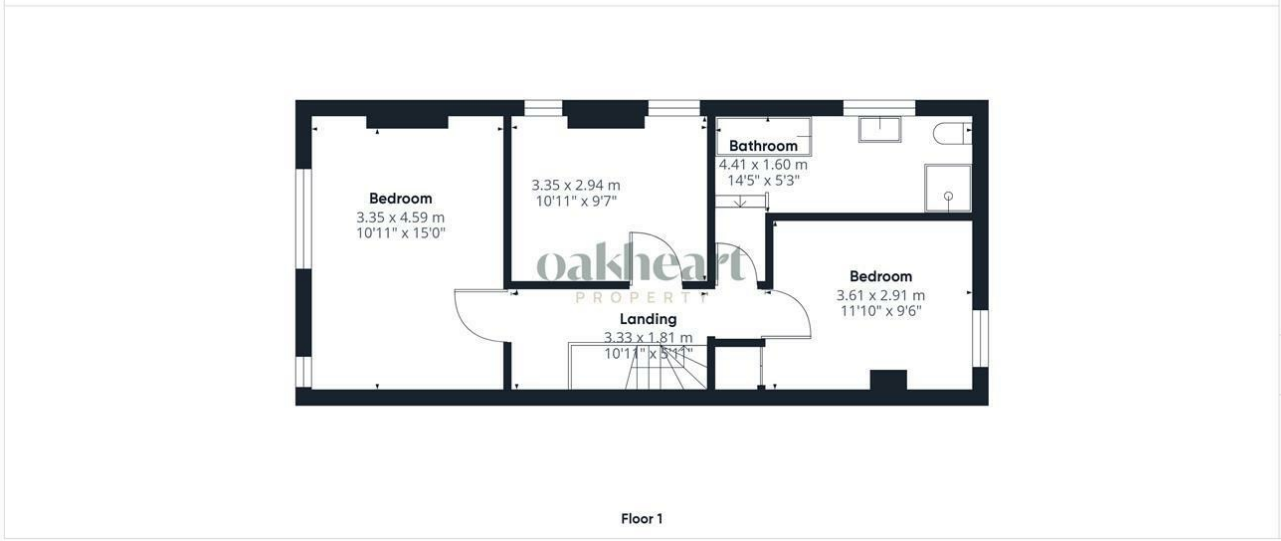
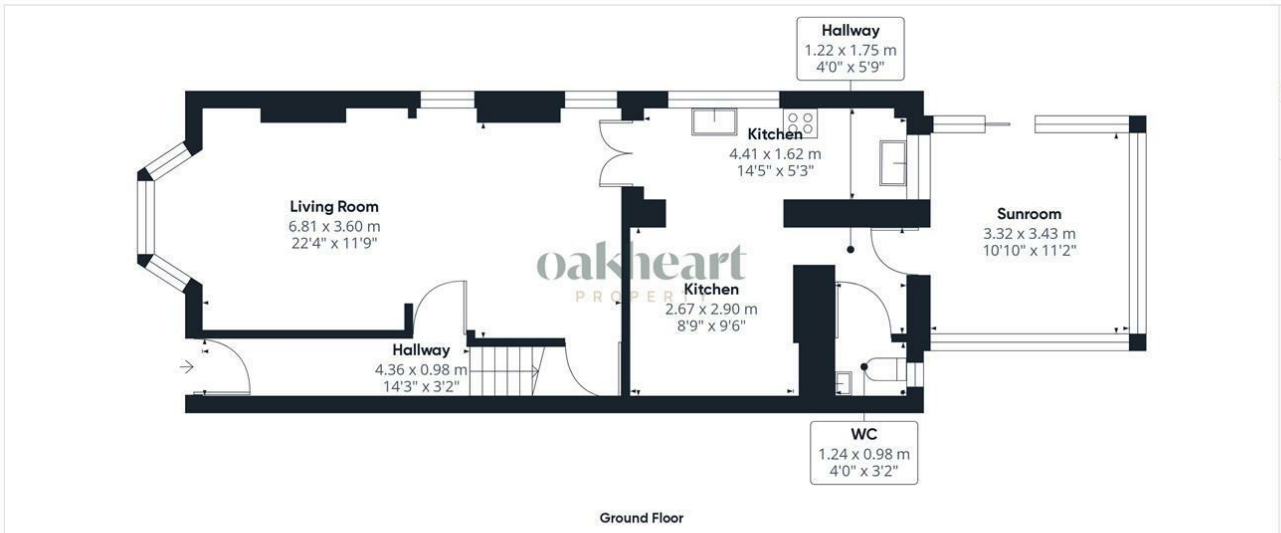
Located in a sought-after area, this Victorian gem on Victory Road provides easy access to local amenities, reputable schools, and excellent transport links. This home is an ideal choice for those seeking a blend of historical character and modern convenience in a vibrant community.











oakheart

Approximate total area¹⁾
114.79 m²
1235.6 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	59		
(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.