

oakheart



£425,000

Guide Price

Woodfield Drive, West Mersea,
Colchester



Guide Price £425,000 - £450,000

Located in Woodfield Drive West Mersea, this charming two double bedroom detached bungalow is ideally situated in close proximity to the desirable Anchorage area of West Mersea. Positioned on a corner plot, the property offers significant development potential, subject to planning permission.

The bungalow is characterised by its immaculate presentation

throughout, ensuring a move-in ready condition for prospective buyers. The spacious kitchen, measuring 18'1" x 9'9", provides ample space for cooking and dining, making it a central hub of the home. The lounge, sized at 15'1" x 13'2", offers a comfortable and inviting space for relaxation and entertaining.

One of the standout features of this property is the generous conservatory, which measures 20'7" x 14'. This versatile space is flooded with natural light and provides an additional area for

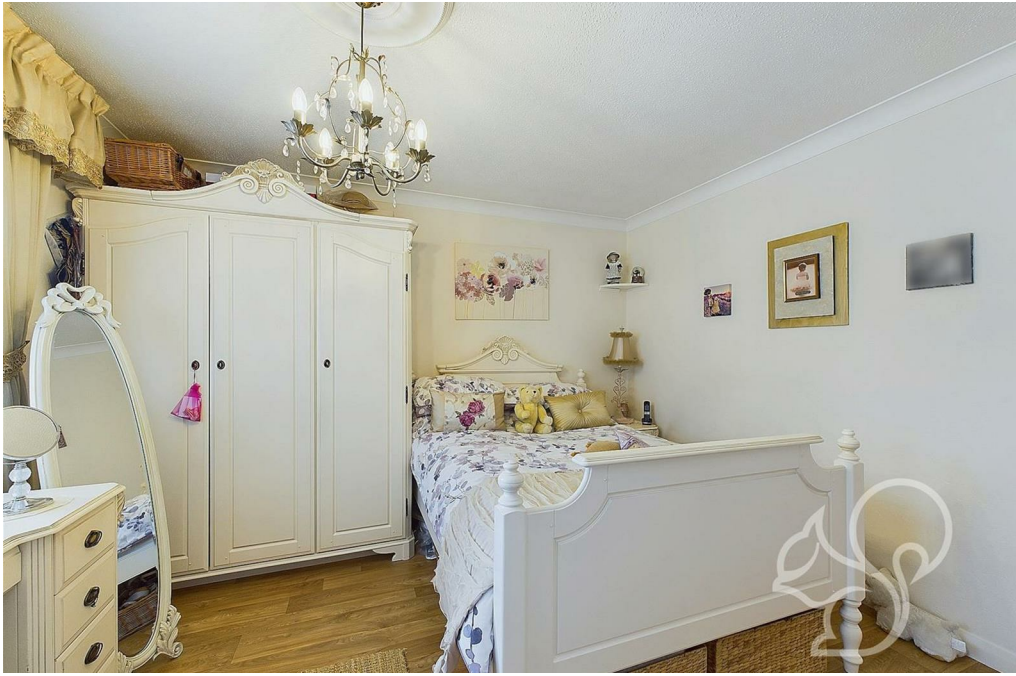
relaxation, dining, or entertaining, seamlessly connecting the indoor and outdoor living spaces.

Overall, this property combines a prime location with well-appointed interiors and considerable potential for future development, making it a highly attractive property in West Mersea.

For an Internal Inspection Call Oakheart Mersea Island.

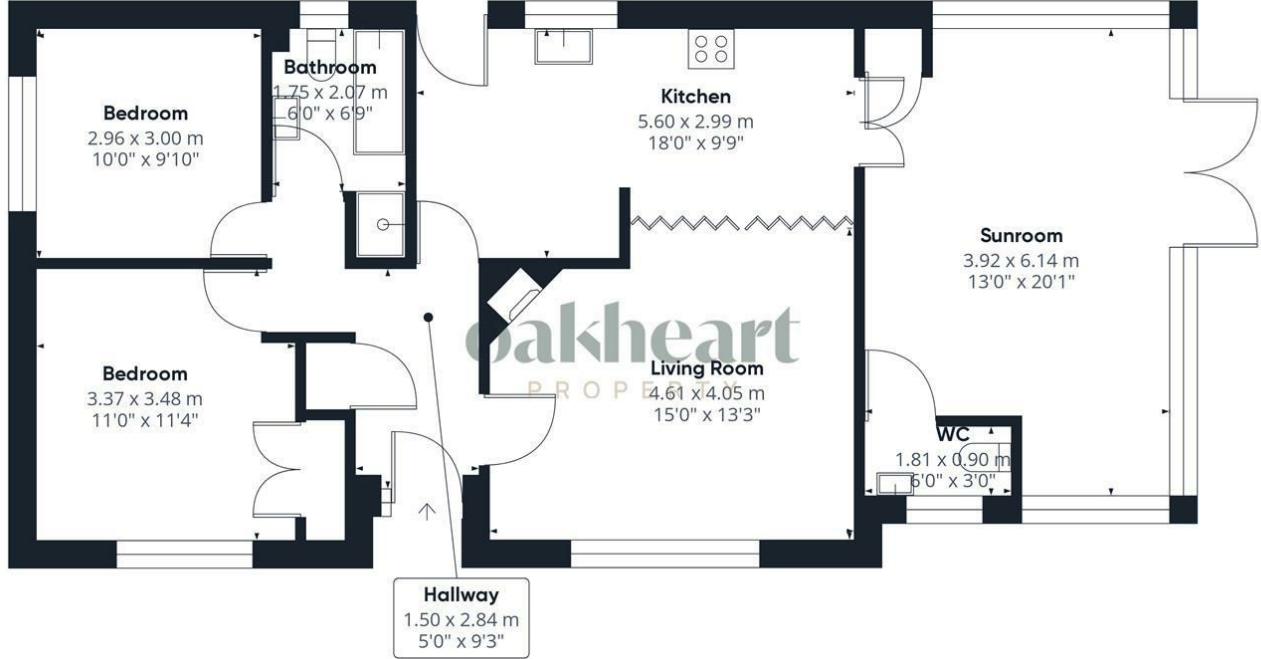








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Approximate total area^m
 90.83 m²
 977.69 ft²

(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:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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