

oakheart



£735,000

Asking Price

City Road, West Mersea

Welcome to this charming Victorian Villa located on City Road in the picturesque West Mersea. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three spacious bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The property features two bathrooms, ensuring convenience and comfort for all residents. The detached nature of this house

provides privacy and a sense of exclusivity, making it a truly special find.

One of the standout features of this property is the kitchen family room with vaulted ceilings and generous space - ideal for entertaining in addition the parking space available for multiple vehicles(cars or boats), is a rare find in this sought-after area. Whether you have multiple cars or enjoy hosting gatherings, this parking provision will surely meet your needs.

This Victorian Villa exudes character and charm, with its double fronted facade adding to its appeal. The historical significance of the property is sure to captivate those who appreciate period architecture.

Don't miss the opportunity to make this stunning detached Victorian Villa your new home. Contact us today to arrange a viewing and experience the beauty and elegance of this property for yourself.

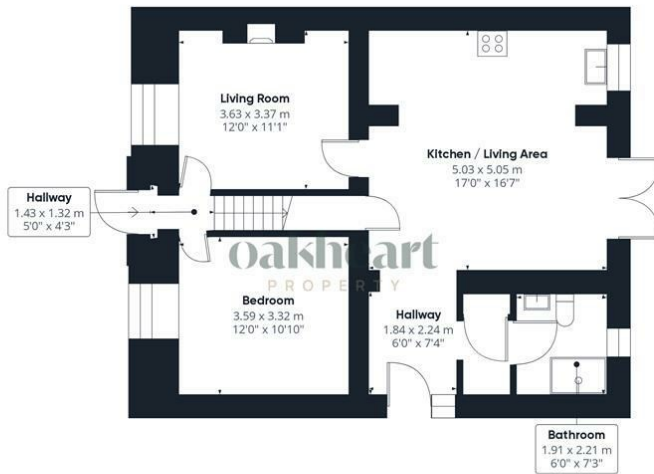
For an Internal Inspection Please Call Oakheart Mersea Island



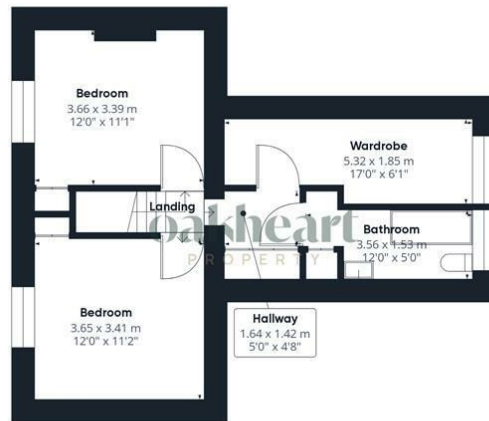








Ground Floor



Floor 1

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Approximate total area^m
109.13 m²
1174.67 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 City Council

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	63	77
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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