

oakheart



£400,000

Guide Price  
Spruce Close, West Mersea,



Guide Price £400,000 - £425,000

Nestled in the serene Spruce Close on West Mersea, this delightful property offers a tranquil retreat in a quiet cul de sac. This superb two-bedroom bungalow boasts recent refurbishments, including a new kitchen, windows, doors, and flooring, ensuring a modern and fresh living space.

With a spacious 687 sq ft layout, this charming home features

one bathroom and a welcoming reception room perfect for relaxing or entertaining guests. The property, built between 1980-1989, exudes a timeless appeal while offering the convenience of modern upgrades.

One of the standout features of this residence is the beautifully landscaped rear gardens, providing a picturesque outdoor space to enjoy the fresh air and relax in the peaceful surroundings. Additionally, the parking area accommodating up to three

vehicles ensures that you and your guests will always have a convenient place to park.

Whether you're looking for a cozy home to settle down in or a peaceful getaway from the hustle and bustle of city life, this property offers the perfect blend of comfort and tranquility. Don't miss the opportunity to make this charming bungalow your own slice of paradise in the heart of West Mersea.

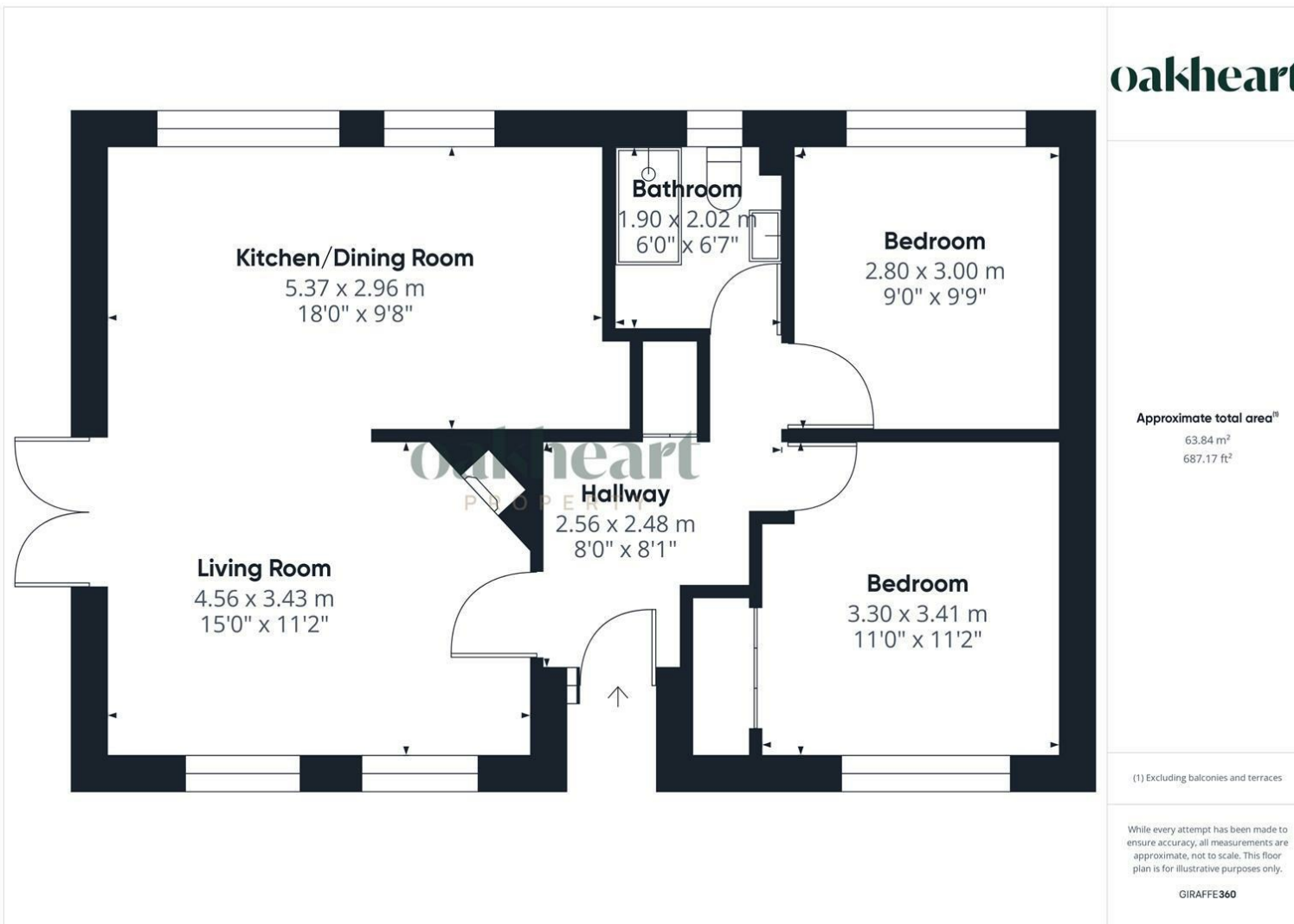
For an Internal Inspection Call Oakheart Mersea Island.











**Local Authority:**  
colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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.