

Oakheart

£539,000

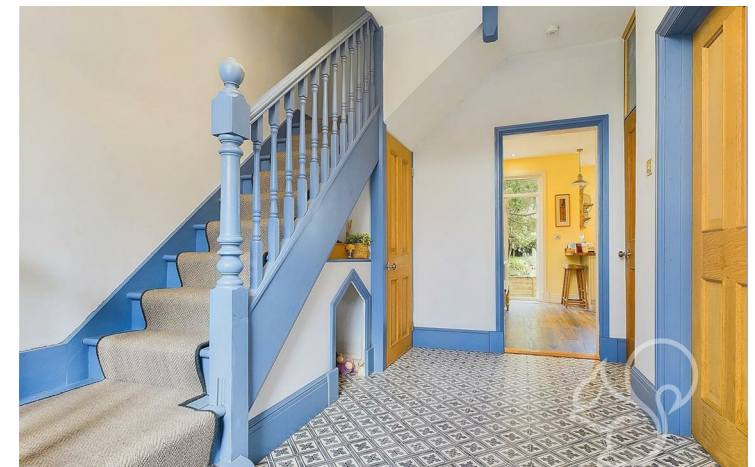
Offers In Excess Of  
Fairhaven Avenue, West Mersea

Located on the sought-after Fairhaven Avenue leading to the beach, this charming Edwardian four-bedroom house that has been fully refurbished while retaining some original features. The property boasts a newly installed kitchen-dining room with a walk-in pantry, new oak doors, a wood burner, and a fireplace, along with fresh plastering, new flooring, a renovated bathroom, and tasteful decoration throughout.

The house includes a cozy living room and a practical utility room. Externally, the property features a beautifully tiled path leading to the front door, with brickwork arches adding to its period charm. The landscaped rear gardens are a tranquil retreat, complete with a pergola, a raised decked area, established trees, and a water feature, creating an idyllic outdoor space for relaxation and entertaining.

In summary, this beautifully refurbished Edwardian four-bedroom house in a prime avenue location near the beach. With modern upgrades and preserved original features, this property offers a perfect blend of character and contemporary comfort, complemented by landscaped gardens and charming external details.

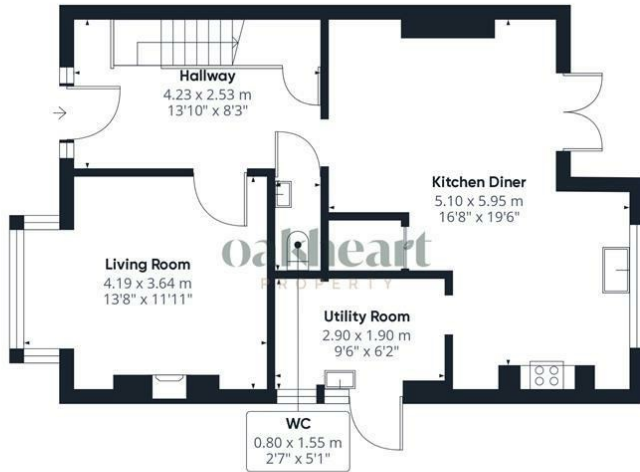
For an Internal Inspection Please Call Oakheart Mersea Island











Ground Floor



Floor 1

**oakheart**

Approximate total area<sup>®</sup>

106.72 m<sup>2</sup>  
1148.72 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
C

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

Oakheart Mersea  
01206 382191  
mersea@oakheartproperty.co.uk  
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

**oakheart**