

oakheart

£450,000

Guide Price

Victory Road, West Mersea



Guide Price of £450,000 to £500,000

Nestled in the serene coastal town of West Mersea, this delightful 3-bedroom detached chalet bungalow presents a unique blend of comfort and style, offering a tranquil lifestyle just moments away from the waterfront. Boasting spacious interiors, a well-designed layout, and modern amenities, this property provides an exceptional opportunity for those seeking a peaceful retreat.

Step into the inviting expanse of the large lounge diner, where natural light streams through generous windows, creating a warm

and inviting ambiance. The open layout seamlessly connects the living and dining areas, offering a versatile space for both relaxation and entertainment. The property features a good sized kitchen diner, thoughtfully designed for culinary enthusiasts. Equipped with appliances, ample storage, and sleek countertops, this space is perfect for preparing delightful meals. The adjoining dining area is a charming spot for enjoying breakfast with a view or hosting intimate gatherings.

This chalet bungalow offers three well-proportioned bedrooms, providing ample space for rest and relaxation. The principal bedroom

stands out with its private wet room, offering both convenience and luxury. The remaining bedrooms are versatile, easily adaptable to accommodate guests, a home office, or a hobby room.

Step outside into the landscaped outdoor area, where a sense of tranquility prevails. The garden provides an ideal backdrop for outdoor activities, gardening, or simply unwinding amidst nature's beauty. The garage is also accessed from here as well as from the front of the property via the extensive driveway.

Please call Oakheart today to arrange an internal inspection!







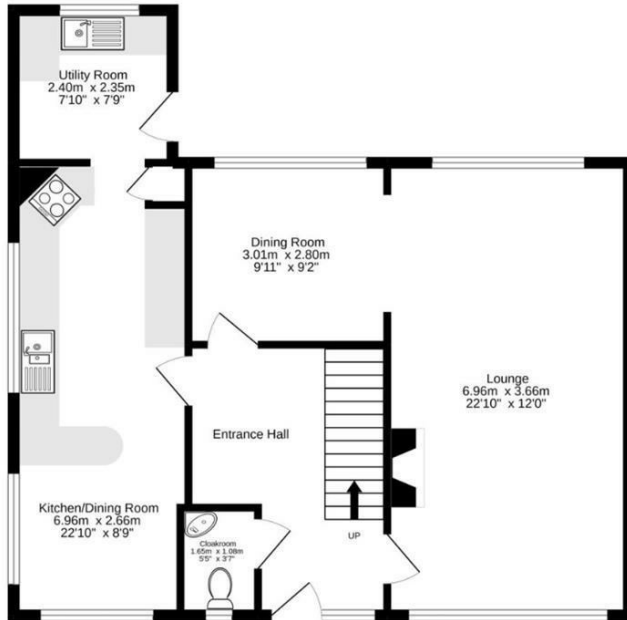




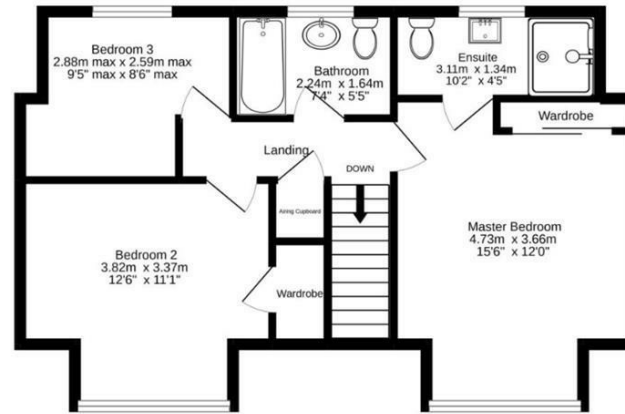




Ground Floor  
69.7 sq.m. (750 sq.ft.) approx.



1st Floor  
51.0 sq.m. (549 sq.ft.) approx.



TOTAL FLOOR AREA : 120.7 sq.m. (1299 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
E

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(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**