

oakheart



£625,000

Guide Price
Rainbow Road, West Mersea

Guide price £625,000 - £650,000

Introducing this spacious and well-designed chalet-style property offering four generous double bedrooms, ideal for family living. The home features two bedrooms on the ground floor and two on the first floor, providing flexible accommodation. Three well-appointed bathrooms, including en-suite options, ensure comfort and convenience for all residents.

At the heart of the property is an impressive open-plan lounge, dining area, and kitchen, offering a bright and airy space perfect for modern living and entertaining. The expansive layout seamlessly connects indoor and outdoor spaces, with access to the landscaped rear gardens.

Externally, the property boasts an extensive driveway to the front, providing ample parking. In addition to the

driveway, the home benefits from a garage and a barn, offering further storage and potential for varied uses. The landscaped gardens add to the charm and appeal, making this home a perfect retreat in the sought-after location of West Mersea.

For an Internal Inspection Call Oakheart Mersea Island.



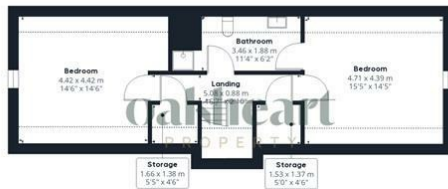








Ground Floor



Floor 1

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Approximate total area⁹⁾

186.55 m²
2008.02 ft²

Reduced headroom

13.07 m²
1514.7 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	89	90
(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>		
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.

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

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