

oakheart



£375,000

Price Guide
Mill Road, West Mersea



Guide Price £375,000 - £400,000.

Discover this stunning three-bedroom semi-detached house, expertly renovated to offer modern living at its finest. As you enter, you're welcomed by a bright and airy open-plan kitchen and living area, designed to be the heart of the home. The contemporary kitchen features high-end appliances and sleek finishes, flowing effortlessly into a spacious living area that's perfect for entertaining or cozy family nights. Adjacent to the

kitchen, a practical utility room provides additional storage and laundry space, enhancing the functionality of the home.

The property also boasts a dedicated office space, ideal for remote work or study, ensuring that you have a quiet retreat when needed. Upstairs, you'll find three well-proportioned bedrooms, each filled with light and offering a peaceful haven for rest. The family bathroom features modern fixtures and tasteful decor, providing a serene atmosphere.

Step outside to discover a large garden, perfect for outdoor gatherings, playtime, or gardening enthusiasts. With off-road parking for two cars, convenience is guaranteed. This beautifully appointed home is an exceptional opportunity for families and professionals alike, blending style, comfort, and practicality in a desirable setting. Don't miss your chance to make this remarkable property your own!

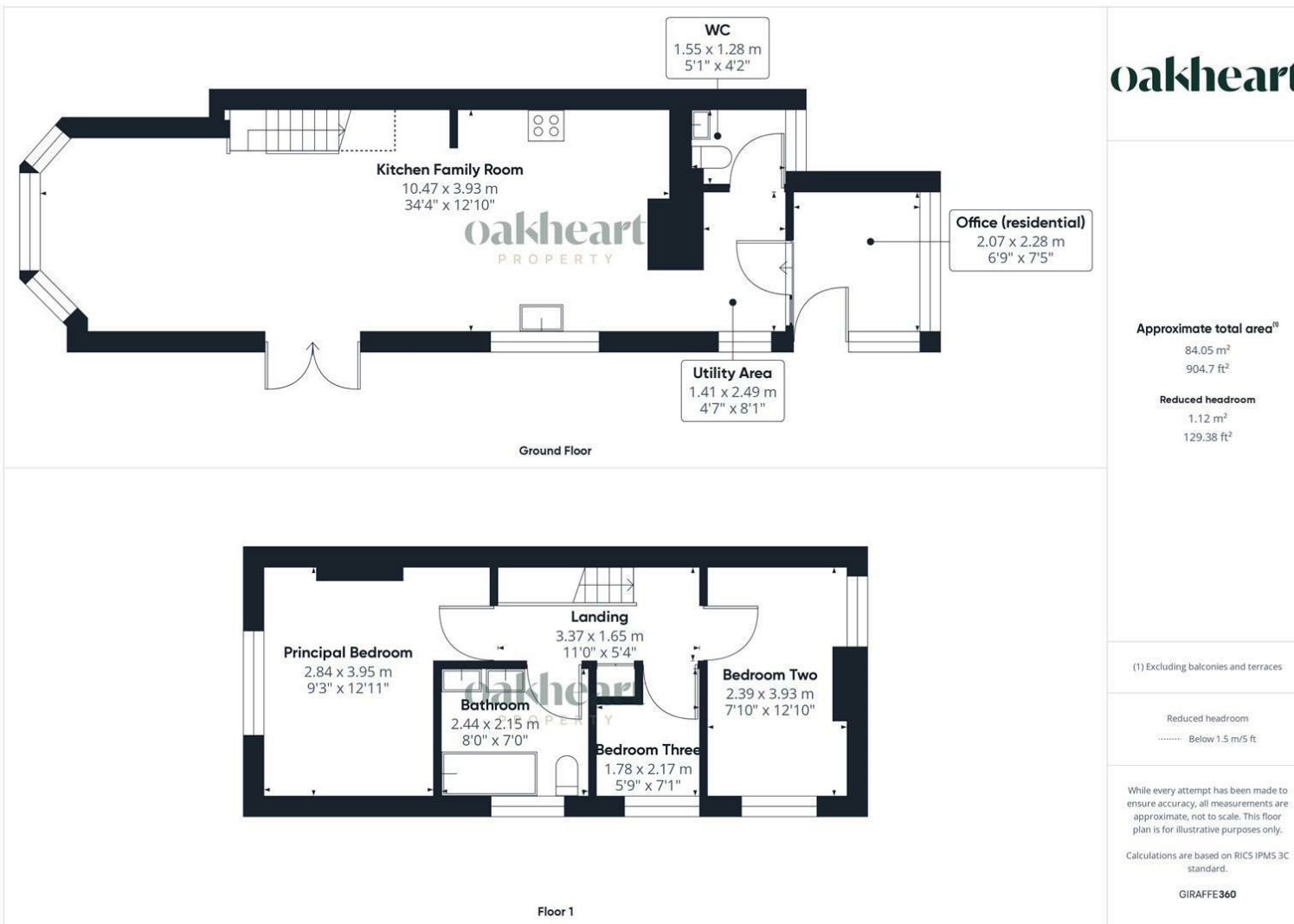
For an internal inspection please call Oakheart Mersea 01206 382191











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Approximate total area⁽¹⁾

84.05 m²
904.7 ft²

Reduced headroom

1.12 m²
129.38 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:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	88
(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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