

oakheart



£335,000

Offers In Excess Of
Saltings Crescent, West Mersea



This charming three-bedroom terrace house offers the perfect blend of modern living and cozy comfort. Nestled in a friendly neighbourhood, it features convenient off-road parking, ensuring you always have a space for your vehicle. Step inside to find a beautifully designed semi open-plan layout, where the kitchen, lounge, and dining areas seamlessly flow together, creating a spacious and inviting atmosphere for both everyday living and entertaining.

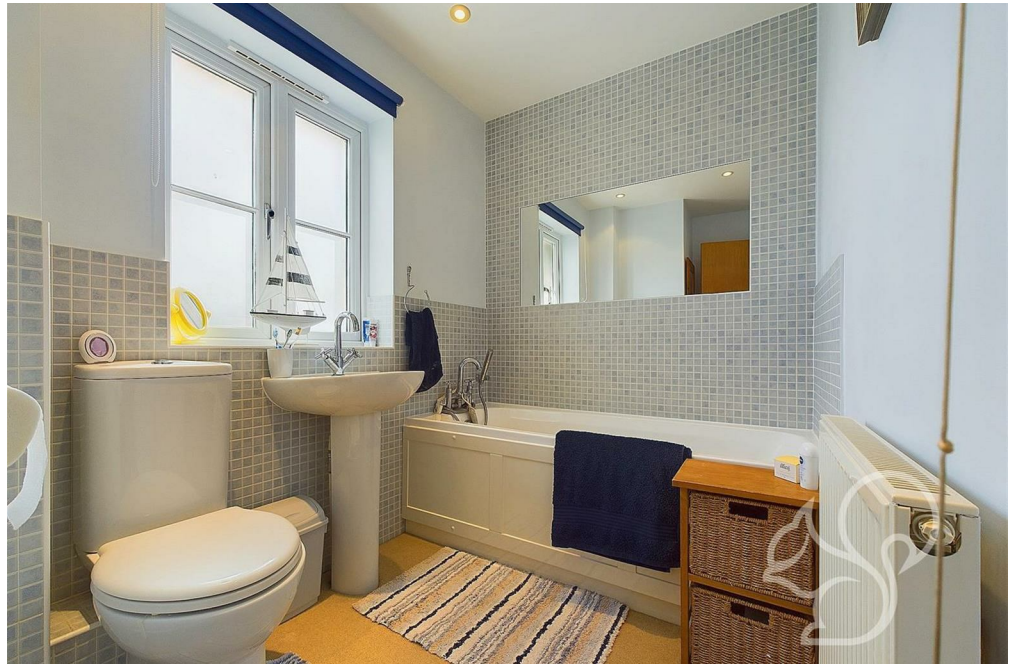
The master bedroom is a true retreat, complete with a stylish ensuite bathroom for added privacy and convenience. From the master suite, step out onto a private balcony that overlooks the rear garden, providing a serene spot to enjoy your morning coffee or unwind after a long day. The additional two bedrooms are generously sized, perfect for family, guests, or a home office setup.

The rear garden offers a delightful outdoor space, ideal for gardening, playing, or hosting summer barbecues. This house is a perfect combination of practicality and style, making it an ideal home for those seeking comfort.

For an internal inspection please call Oakheart Mersea
01206 382191











Ground Floor



Floor 1

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Approximate total area¹⁰

91.46 m²
984.47 ft²

Reduced headroom

0.15 m²
1.61 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B	75	
(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.

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