

oakheart

£675,000

Asking Price

Seaview Avenue, West Mersea

Close to the beachfront, is this well presented and extended family residence. The property has three reception rooms and also benefits from a fitted kitchen with separate utility room. Enhanced with a shower room on the ground floor, main bathroom to the first floor alongside a well landscaped rear garden and Driveway offering ample off road parking.

The property has a welcoming entrance hall, leading to the lounge at the front of the property. An open kitchen/diner offers a range of units and space for appliances. A further reception room currently being used as snug, utility room, downstairs shower-room and three good sized bedrooms two benefitting from ensuite facility complete the downstairs accommodation. On the first floor, the property

offers access to three further bedrooms with the main also benefitting from ensuite facility. A further family bathrooms completes the accommodation.



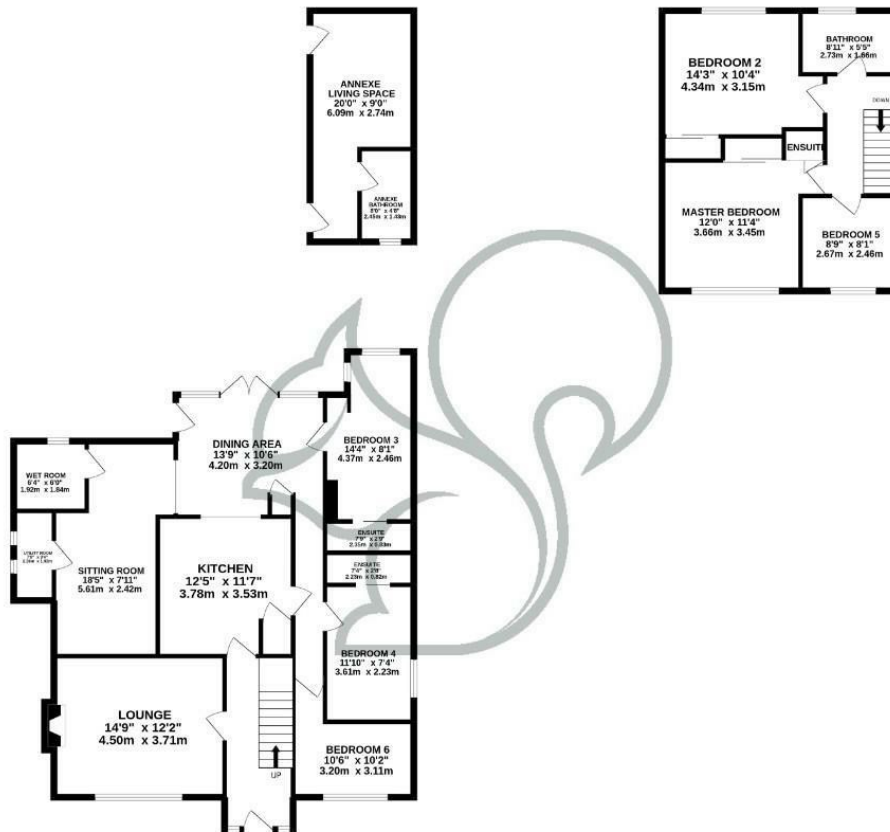






GROUND FLOOR
1302 sq.ft. (121.0 sq.m.) approx.

1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1804 sq.ft. (167.6 sq.m.) 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 62022

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	78
	EU Directive 2002/91/EC	

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