

oakheart



£375,000

Offers In Excess Of
Trinity Close, West Mersea

This charming two-bedroom detached bungalow, located in Trinity Close, has been recently renovated to the highest standard, offering a modern and comfortable living space throughout. The property boasts a newly fitted bathroom and a stylish new kitchen, both designed with contemporary fixtures and finishes. A bright and airy garden room has also been added, creating a perfect space for relaxation

or entertaining, with views over the south-facing rear garden.

Additional features include a recently installed new boiler, ensuring the home is both energy-efficient and well-maintained. Off-road parking and a garage provide ample space for vehicles and storage. The south-facing garden is a particular highlight, offering

plenty of sunlight throughout the day, ideal for enjoying outdoor living or cultivating a beautiful garden.

This bungalow offers a wonderful combination of modern convenience and peaceful surroundings, making it an ideal choice for those seeking a low-maintenance home in a desirable location.









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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Approximate total area[®]
81.13 m²
873.27 ft²


(1) Excluding balconies and terraces

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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