

oakheart

£325,000

Guide Price

Garden Farm, West Mersea

Guide Price - £325,000-£350,000

Situated in the quiet and sought-after location of Garden Farm, this two-bedroom detached bungalow offers excellent potential for improvement, allowing the new owner to create their ideal home. Offered with no onward chain, the property benefits from a spacious lounge/diner, providing a versatile living

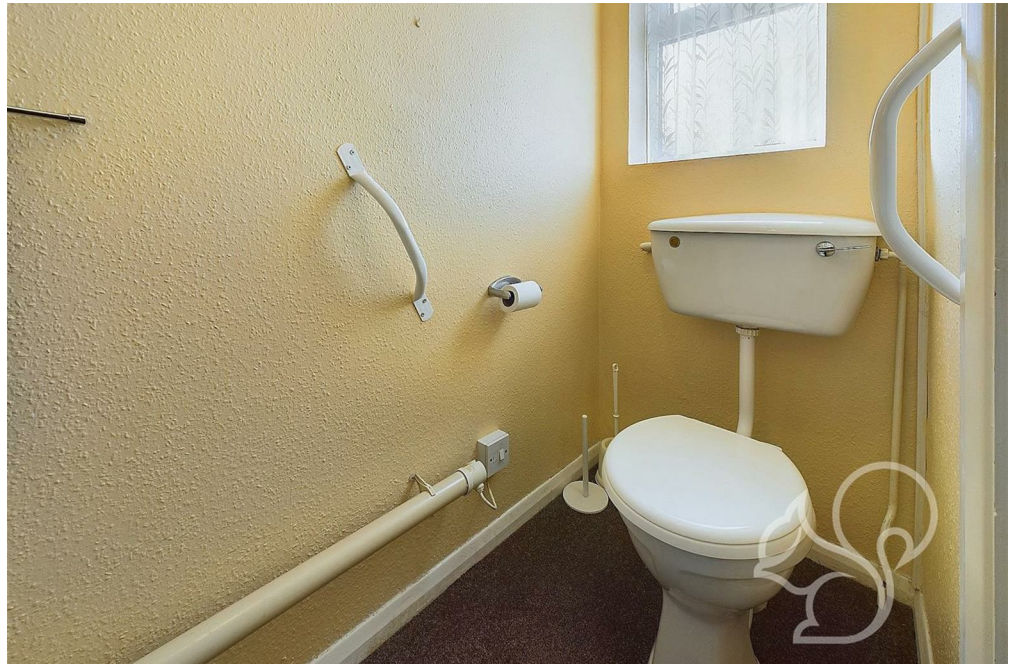
area perfect for relaxing and entertaining. Both double bedrooms are generously sized, offering plenty of natural light and comfortable space.

The bungalow is complemented by a garage and off-road parking, ensuring both convenience and ample storage options. One of the standout features of the property is its location—a short walk from the local

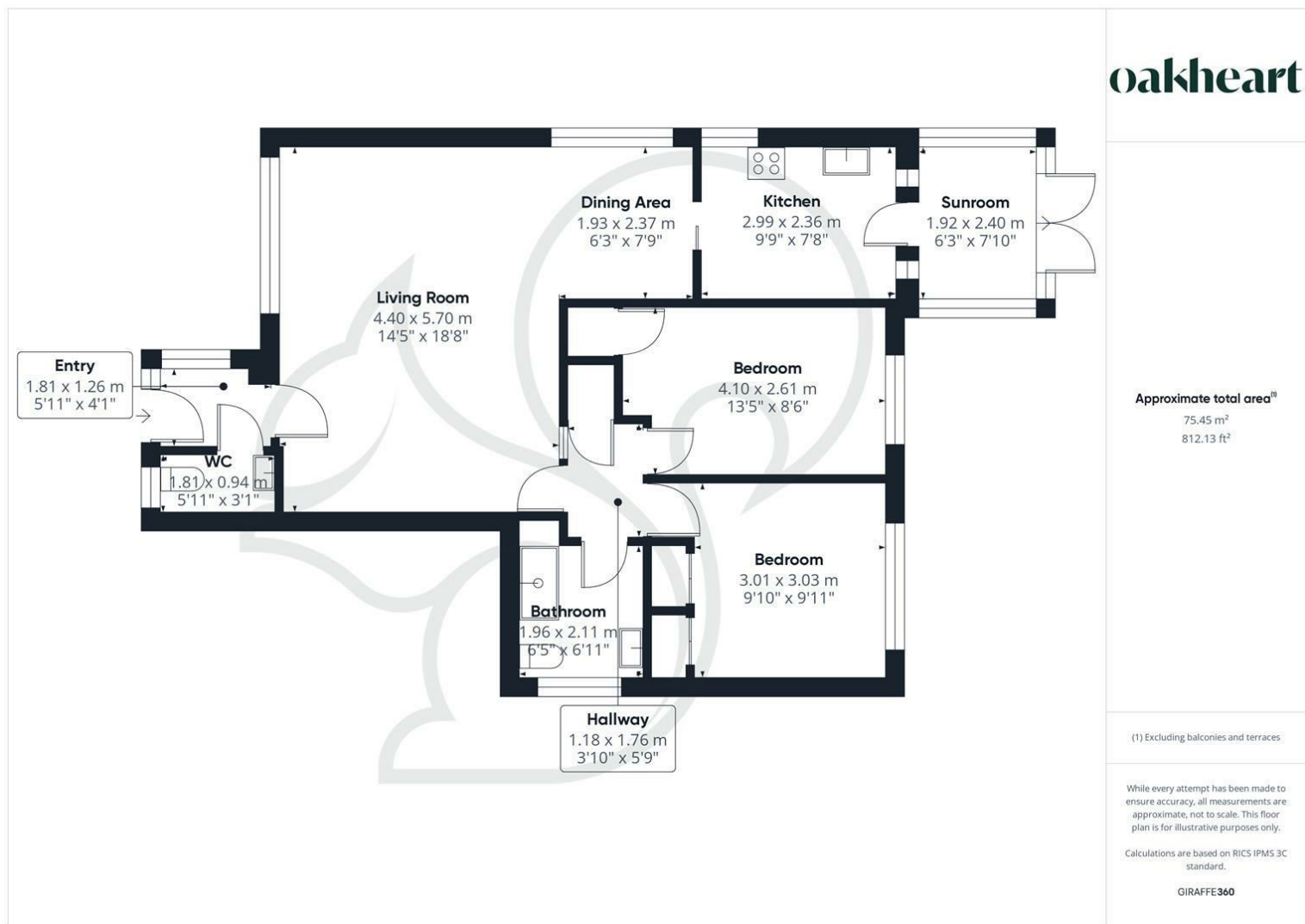
social club, which includes tennis courts and playing fields, perfect for outdoor activities and community events. Whether you're looking to update the home or simply enjoy the space as it is, this bungalow offers an excellent opportunity.











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		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	36	
(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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