

oakheart



£350,000

Guide Price

Mill Road, West Mersea,

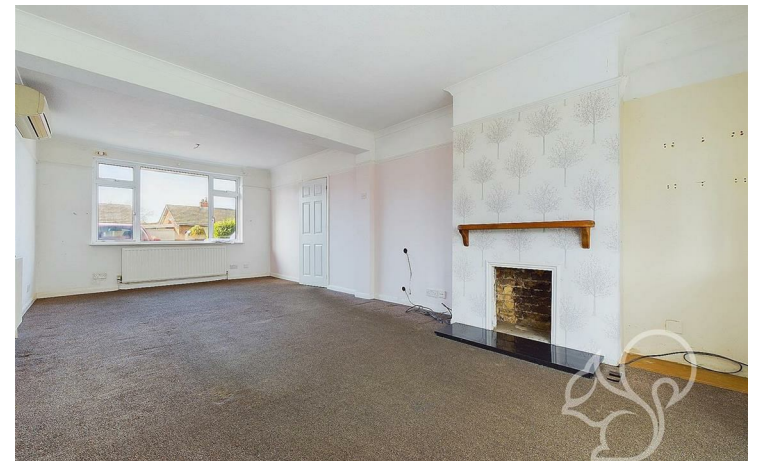


This charming three-bedroom detached house is situated on the sought-after Mill Road in West Mersea, Essex. Offering a blend of space, comfort, and practicality, this home provides an inviting atmosphere ideal for family living. Upon entering, the property welcomes you with a hallway leading to a well-proportioned living room, which benefits from ample natural light and a cozy ambiance, making it the perfect space for relaxation or entertaining guests.

Adjacent to the living room is a sunroom, an ideal retreat that overlooks the garden, providing a serene setting to enjoy throughout the seasons. The ground floor also features a convenient cloakroom, adding practicality to the home. The spacious principal bedroom is a standout feature, offering plenty of room for storage and relaxation, while the additional two bedrooms provide comfortable accommodation for family or guests.

Externally, the property boasts an impressive-sized plot with gardens, enhancing its curb appeal and providing ample outdoor space for various activities. A garage is located to the front of the property, offering secure parking and storage, while an additional garage to the rear provides further convenience and flexibility. This home presents a fantastic opportunity for those seeking a spacious and well-located residence in the heart of West Mersea.

For An Internal Inspection Please Call Oakheart Mersea Island.







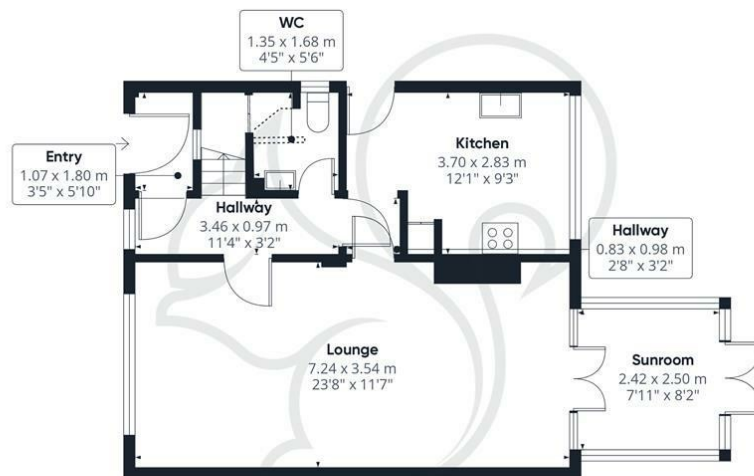




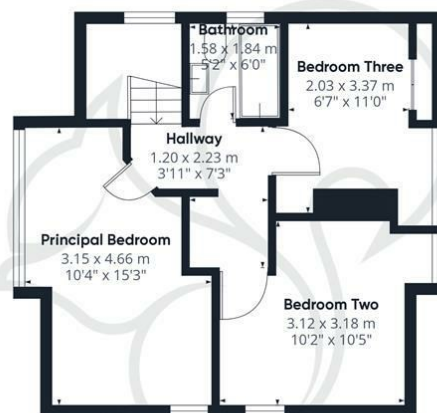








Ground Floor



Floor 1

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Approximate total area<sup>®</sup>

87.54 m<sup>2</sup>  
942.27 ft<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>  
4.36 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
D

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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