

oakheart



£370,000

Offers In Excess Of
Reymead Close, West Mersea

Located in the sought-after Reymead Close, this three to four-bedroom detached home offers a fantastic opportunity for buyers looking to put their own stamp on a property. With great potential to improve and modernize, this home provides a solid foundation for creating a stylish and comfortable living space.

The semi open-plan kitchen and living area form the heart of the home, offering a bright and spacious

environment that can be adapted to suit individual tastes and needs. The principal bedroom benefits from built-in wardrobes, providing ample storage, while the family bathroom serves the additional bedrooms with convenience.

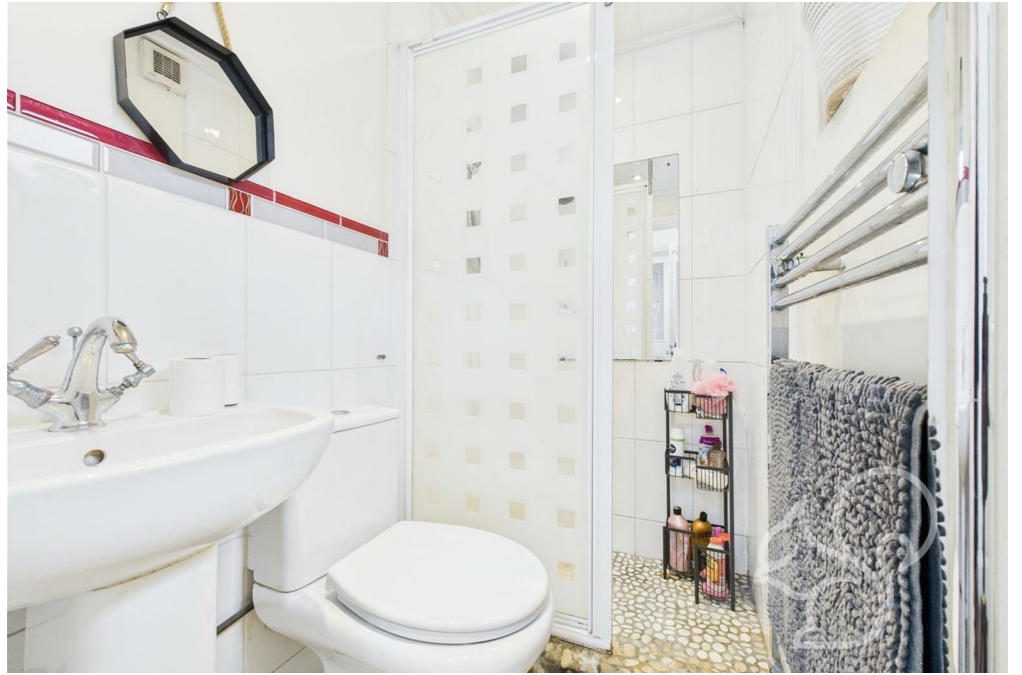
A ground-floor office offers flexibility for those working from home or needing an extra reception space, and the presence of a shower room on this level adds

further practicality. Outside, the property enjoys generous off-road parking for multiple vehicles, making it highly convenient for families or those with frequent visitors.

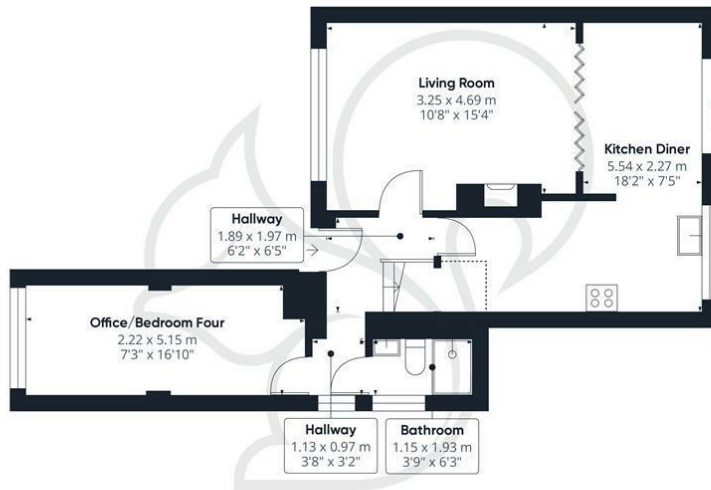
Situated in a quiet and well-regarded location, this home presents an excellent opportunity for those looking to add value while enjoying a versatile layout in a desirable setting.











Ground Floor



Floor 1

oakheart

Approximate total area[®]

87.41 m²
940.89 ft²

Reduced headroom

0.81 m²
8.73 ft²

(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) A		78
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.

Oakheart Mersea
01206 382191
mersea@oakheart.co.uk
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

oakheart