

oakheart

£325,000

Guide Price

Kingsmere Close, West Mersea

This charming two-bedroom bungalow is situated on a desirable corner plot in the peaceful and sought-after location of Kingsmere Close. Offering fantastic potential for improvement, this property provides an exciting opportunity for buyers looking to modernise and personalise their home to suit their taste.

The bungalow features a spacious and well-laid-out interior, with a bright and airy living area that benefits from plenty of natural light. The two generously sized bedrooms offer comfortable

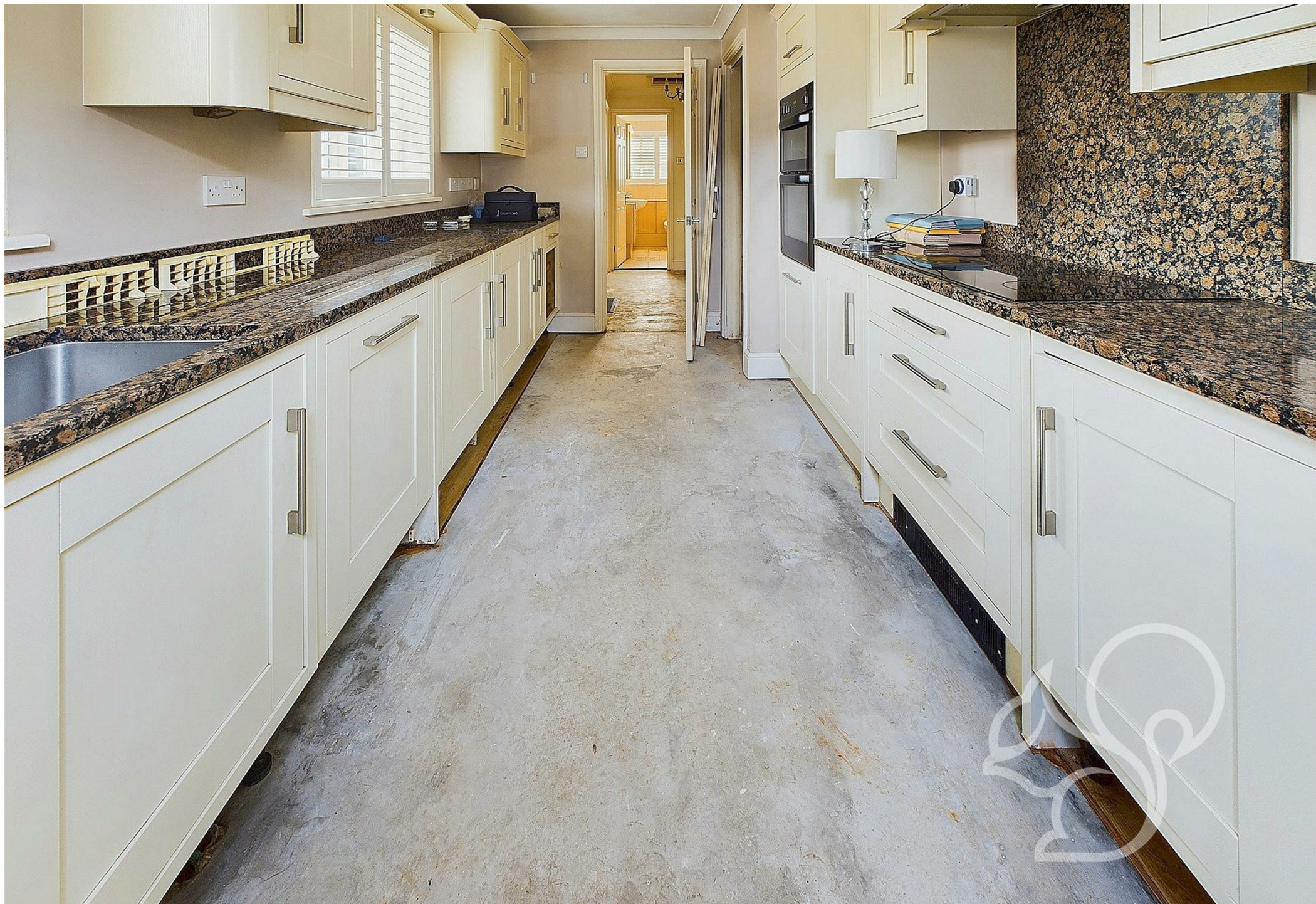
accommodation, while the kitchen and bathroom provide a functional space that could be enhanced to add further value.

Externally, the property boasts off-road parking and a garage, ensuring convenience and security for homeowners with vehicles. The generous corner plot offers the potential to extend or redesign the outdoor space to create a stunning garden retreat.

Located just a short distance from the beach, this home is perfect for those who enjoy coastal living, with scenic walks and sea views within easy reach. The surrounding area is peaceful yet well-connected, with local amenities and transport links nearby.

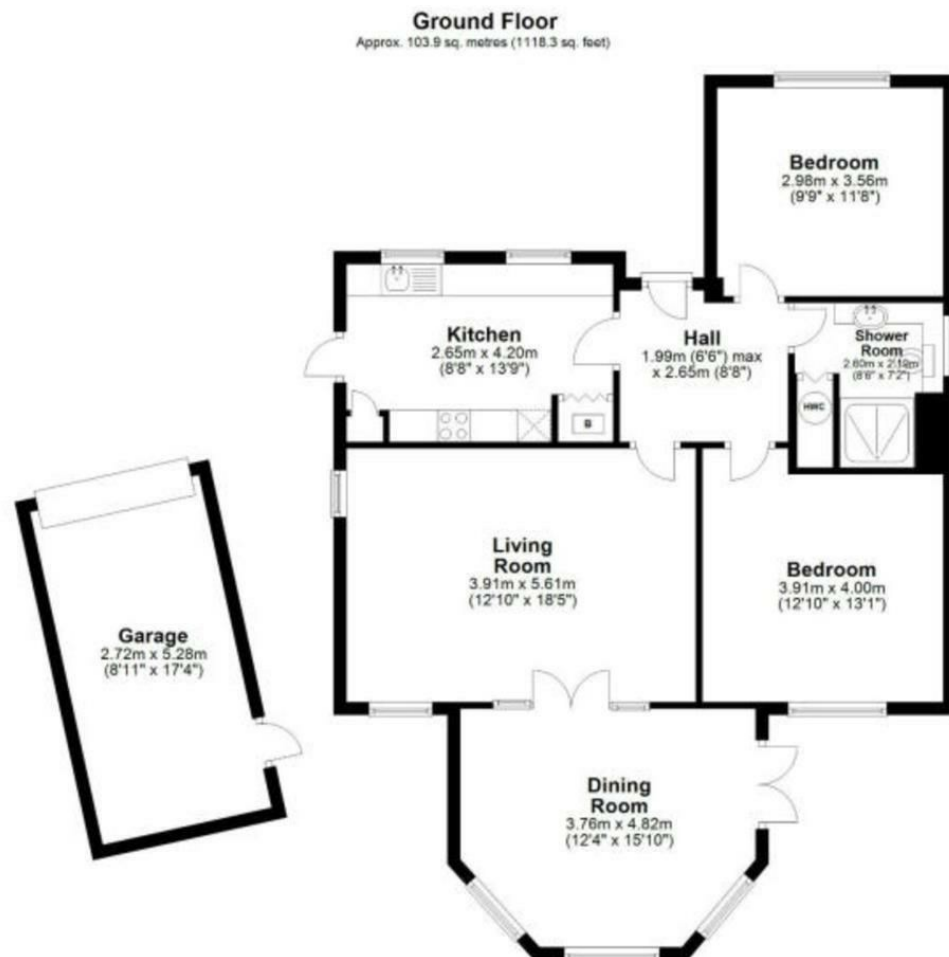
This bungalow presents an excellent opportunity for buyers seeking a property with scope for improvement in a fantastic location, making it an ideal choice for those looking to create their dream home by the sea.











Whilst every attempt has been made to ensure the accuracy of this floor plan no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Burling 07753375565.
Plan produced using PlanUp.

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	49	
(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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