

oakheart



£400,000

Guide Price

Buxey Close, West Mersea



Guide Price £400,000 - £425,000

Nestled within the serene ambiance of West Mersea, Essex, this charming three-bedroom bungalow. Located in a tranquil cul-de-sac, this residence offers a peaceful retreat from the hustle and bustle of daily life.

Recently refurbished, the home boasts a fresh allure with new interior doors, skirting boards, and floorings

that add a touch of modern elegance. Down lighters illuminate the space, enhancing its warmth and ambiance, while fresh decoration throughout revitalises the atmosphere.

The heart of the home lies in its spacious kitchen diner, providing ample space for culinary endeavour's and convivial gatherings. Beyond the kitchen, the property extends to an enclosed rear garden, offering a private

oasis for relaxation and outdoor enjoyment.

With its thoughtful updates and inviting atmosphere, this bugalow presents an ideal opportunity for comfortable living in a tranquil setting, where modern comforts blend seamlessly with the charm of countryside living.

For an Internal Inspection Call Oakheart Mersea Island







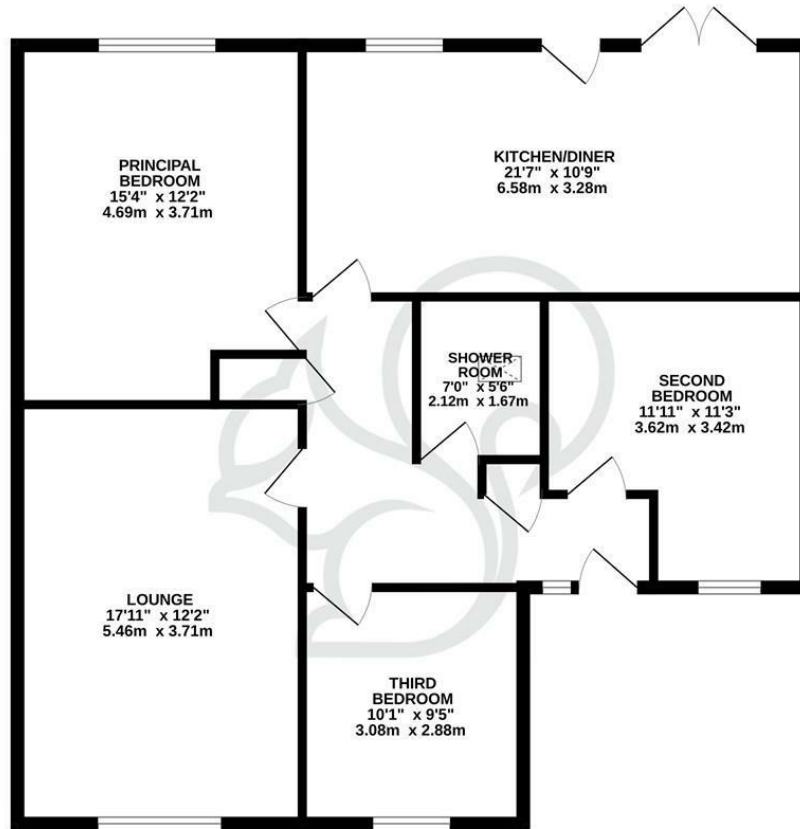








GROUND FLOOR  
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
D

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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