

oakheart

£410,000

Asking Price

Woodfield Drive, West Mersea

This charming 3-bedroom detached bungalow is situated in a peaceful cul-de-sac in West Mersea, offering a quiet and comfortable retreat for family living. The property is being sold with no onward chain, making it an ideal opportunity for those looking for a quick and smooth move. The property offers excellent potential for improvement and extension, subject to the necessary planning permissions, allowing you to create your dream home in a fantastic location.

Inside, the bungalow boasts three good-sized bedrooms, providing ample space for a growing family or guests. The family bathroom is well-appointed and includes a separate W.C., offering convenience and practicality for everyday living. The spacious lounge is a real highlight, featuring a cosy fireplace that adds warmth and character to the room. Patio doors open out to the rear garden, filling the space with natural light and offering easy access to outdoor living, perfect for entertaining or relaxing in the warmer months.

The separate kitchen is functional and ready for its new owners to update and personalise to suit their needs. There is also a single garage, offering additional storage space and the potential for various uses. A large driveway provides off-street parking for multiple vehicles, ensuring convenience for both homeowners and guests.

The property sits in a quiet cul-de-sac, offering privacy and a peaceful environment, yet is within easy reach of the local amenities, schools, and transport links that West Mersea has to offer.







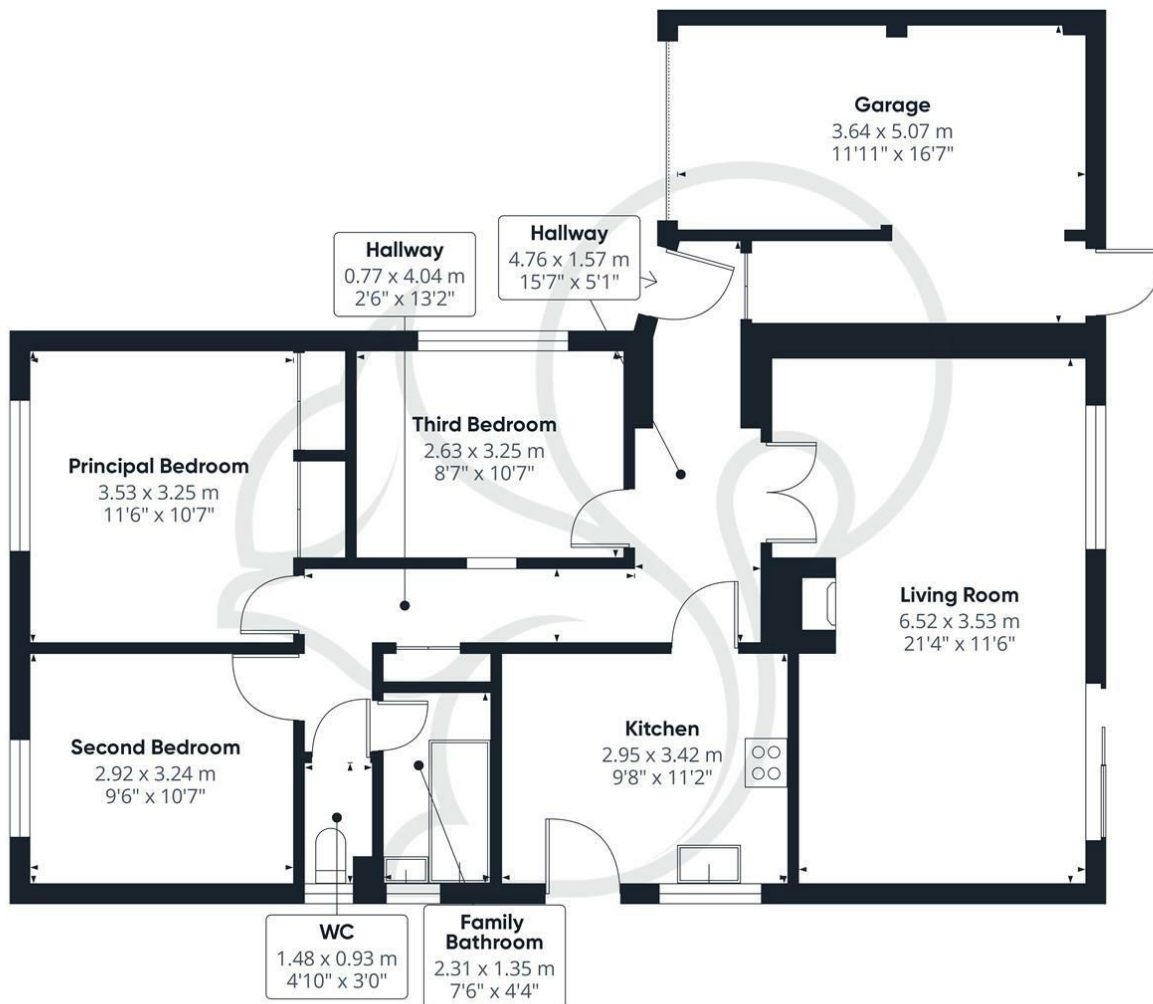




Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D



Approximate total area⁽¹⁾
98.4 m²
1059.19 ft²

(1) Excluding balconies and terraces

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

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>64</p>	<p>82</p>

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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