

oakheart

£285,000

Asking Price

Church Road, West Mersea

Located in the heart of the village of West Mersea, this beautifully presented two-bedroom terraced house offers modern living just a short stroll from local amenities and the beach.

The property features a spacious semi open-plan layout, combining the lounge, kitchen and dining area to create a light and sociable living space.

The master bedroom benefits from its own ensuite shower room, while a contemporary family bathroom serves the second bedroom.

A convenient downstairs WC adds to the practical appeal.

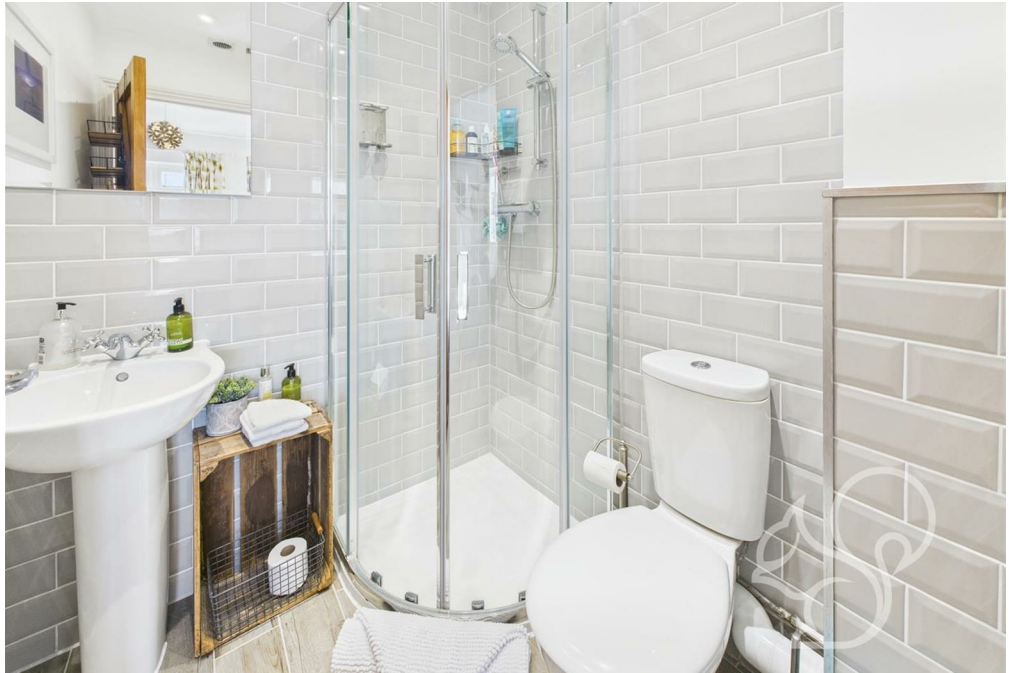
Outside, the home includes an allocated parking

space, offering ease and convenience in this sought-after central location. Perfectly positioned for village life with the sea close by, this is an ideal home for those seeking comfort and coastal charm.

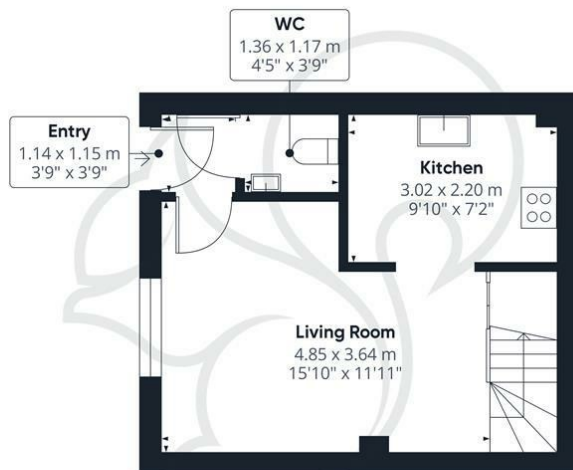
Whether you're looking for a permanent residence, a high-performing Airbnb, or a reliable long-term rental investment, this home ticks all the boxes.











Ground Floor



Floor 1

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Approximate total area[®]

51.38 m²
553.06 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(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.

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