

oakheart

£325,000

Asking Price

Grays Close, West Mersea

Located in the heart of West Mersea, this well-presented three-bedroom mid-terraced house on Grays Close offers spacious and comfortable living in a highly sought-after central village location. The property boasts three generously sized bedrooms, making it an ideal home for families or those looking to upsize. The highlight of the ground floor is a large open-plan living and dining area, measuring an impressive 11'4" by 26'4", providing ample space for relaxation, entertaining, and family life.

The kitchen is well-equipped and leads out to a good-sized rear garden, perfect for outdoor dining, gardening, or simply enjoying the fresh coastal air. A convenient downstairs W.C. adds to the practicality of the ground floor layout. Upstairs, all three bedrooms are well-proportioned, offering plenty of space for furniture and storage, with natural light creating a bright and airy feel throughout.

Situated just a short walk from local shops, amenities, the local

school and the nearby park, the property benefits from a central yet peaceful village setting. An allocated parking space is included, ensuring ease of access and convenience for residents. This home combines generous interior proportions with a fantastic location, making it a great opportunity for buyers seeking comfort, space, and a true sense of community in West Mersea.

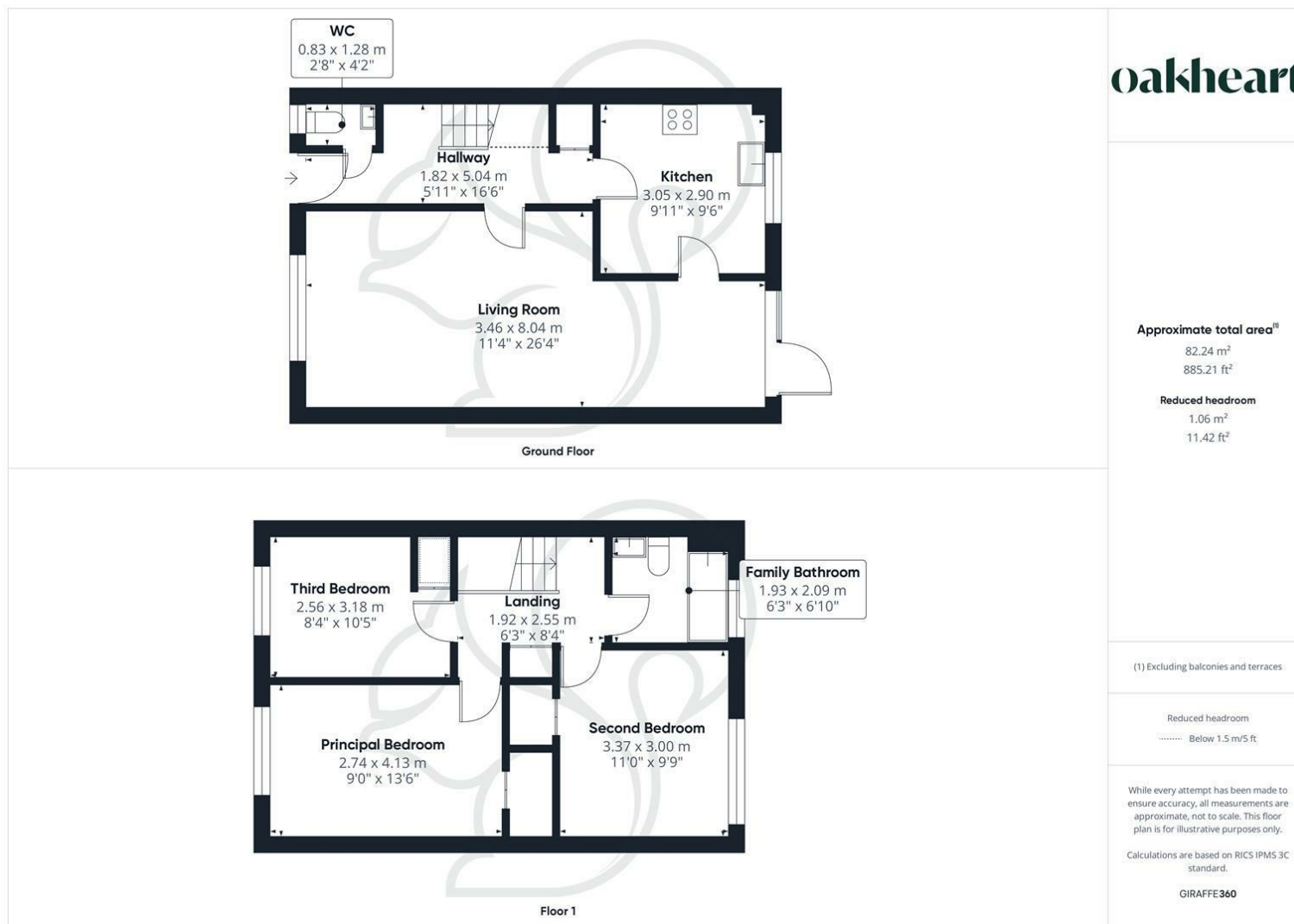
For an Internal Inspection Call Oakheart Mersea Island












Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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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