

oakheart



£445,000

Asking Price

Avocet Close, East Road, West Mersea

Situated in the sought-after and peaceful location of Avocet Close, this charming two-bedroom detached bungalow offers an excellent opportunity for those seeking a well-maintained home in a quiet, private setting. Being sold with no onward chain and tucked away on a private road, the property combines privacy with convenience, being just a short distance from local amenities, shops, and transport links.

The interior has been recently redecorated throughout, providing a fresh and modern feel. New carpets have been laid in all principal rooms, creating a welcoming and comfortable living space. The

kitchen has been thoughtfully updated and now features a brand-new oven and extractor fan, making it both practical and stylish.

The layout comprises a bright and airy living room with views over the enclosed rear garden, two well-proportioned bedrooms, a contemporary bathroom, and a functional kitchen that opens onto the south-facing rear garden—an ideal space for relaxation or entertaining, enjoying sunlight for most of the day.

Outside, the property continues to impress with a neatly maintained, fully enclosed garden that offers a high degree of privacy and is

perfectly positioned to make the most of the southerly aspect. To the front, there is a private driveway providing ample off-road parking, leading to a single garage which offers additional storage or secure parking.

This delightful bungalow presents an ideal opportunity for downsizers, small families, or anyone seeking a low-maintenance home in a quiet yet well-connected location. Early viewing is highly recommended.







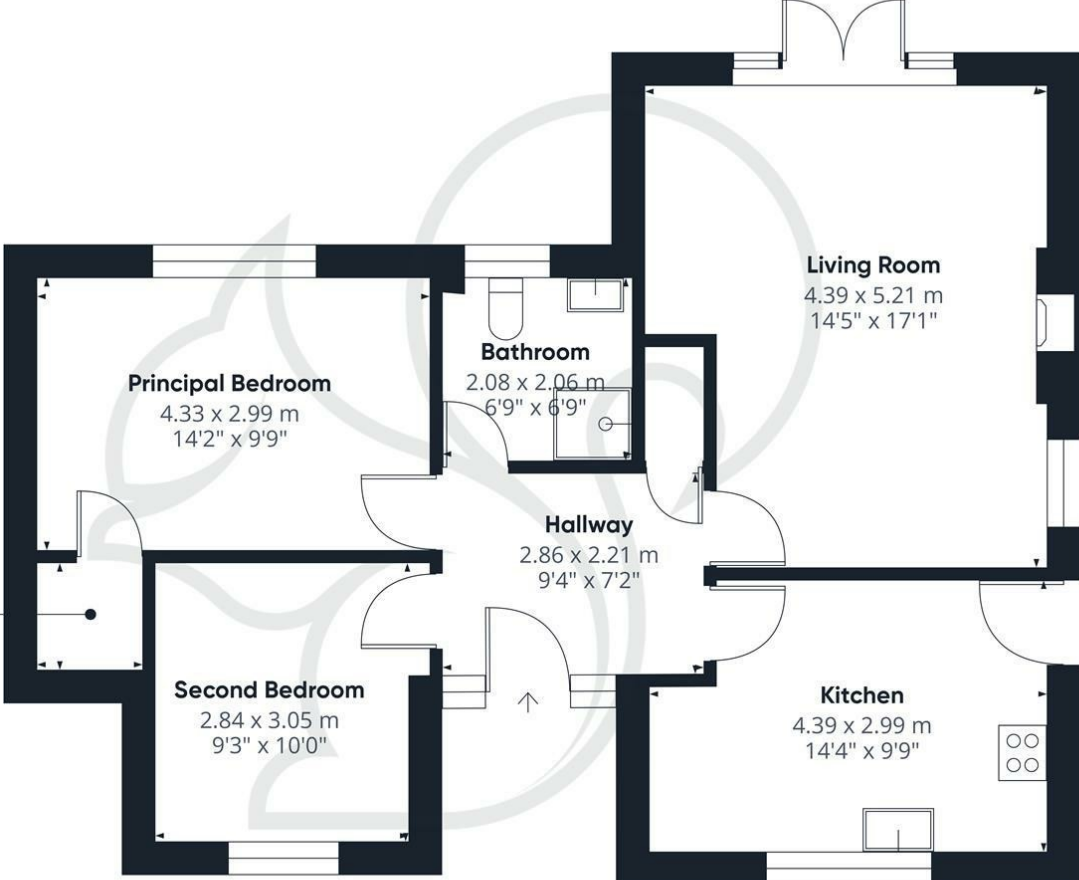


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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D



Approximate total area^m
69.3 m²
746 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(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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