

oakheart



£300,000

Guide Price

Firs Road, West Mersea

Guide Price £300,000 - £325,000

Situated in a desirable location close to the heart of West Mersea village, this detached two-bedroom bungalow presents an excellent opportunity for those seeking a home with potential in a prime coastal setting. Just a short stroll from local shops, amenities, and the vibrant community life of the village, the property enjoys a convenient yet peaceful position.

Set back from the road, the bungalow offers off-road parking for

multiple vehicles, along with the benefit of a single garage. The accommodation is well laid out and currently comprises two good-sized bedrooms, a bright and airy living space, a functional kitchen, and a bathroom. While the property would benefit from some modernisation, it provides the perfect blank canvas for those looking to update and personalise a home to their own taste.

One of the standout features is the generous rear garden, which is fully enclosed and offers a large, private outdoor space ideal for relaxing,

gardening, or entertaining. There is significant scope to extend the property, subject to the necessary planning permissions, whether to enlarge the current living space or add additional rooms to suit future needs.

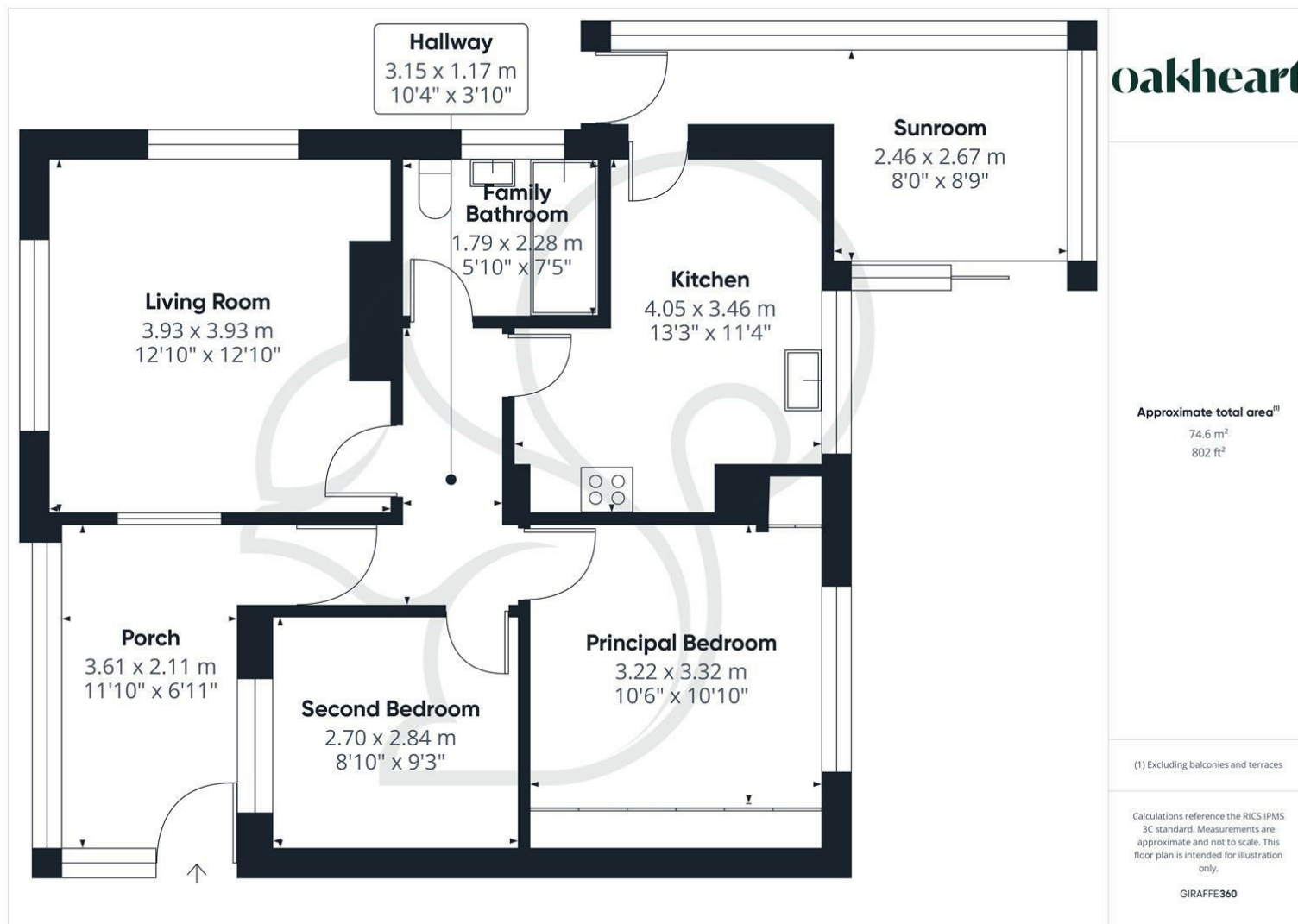
Being offered with no onward chain, this property is ideal for downsizers, first-time buyers, or investors looking for a project in a highly regarded area. With plenty of potential and a superb location close to village amenities and the coast, this is a rare opportunity to create a beautiful home in one of Mersea's most sought-after spots.











Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

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