

oakheart

£475,000

Asking Price

Yorick Road, West Mersea



Guide Price £485,000 - £500,000.

Located in a popular area of West Mersea, this charming two double bedroom detached bungalow. Conveniently close to the shops, bus stop, and beach, the property offers an ideal blend of accessibility and tranquility. The entrance hallway leads to a spacious kitchen/diner measuring 18'2" x 12'4", a comfortable lounge, and a bright conservatory, providing ample living space.

The bungalow features a recently installed shower room, adding a modern touch. Outside, a sweeping block-paved driveway at the front provides ample parking, while the enclosed gardens at the rear offer a private outdoor retreat and the possibility of development potential(STPP)

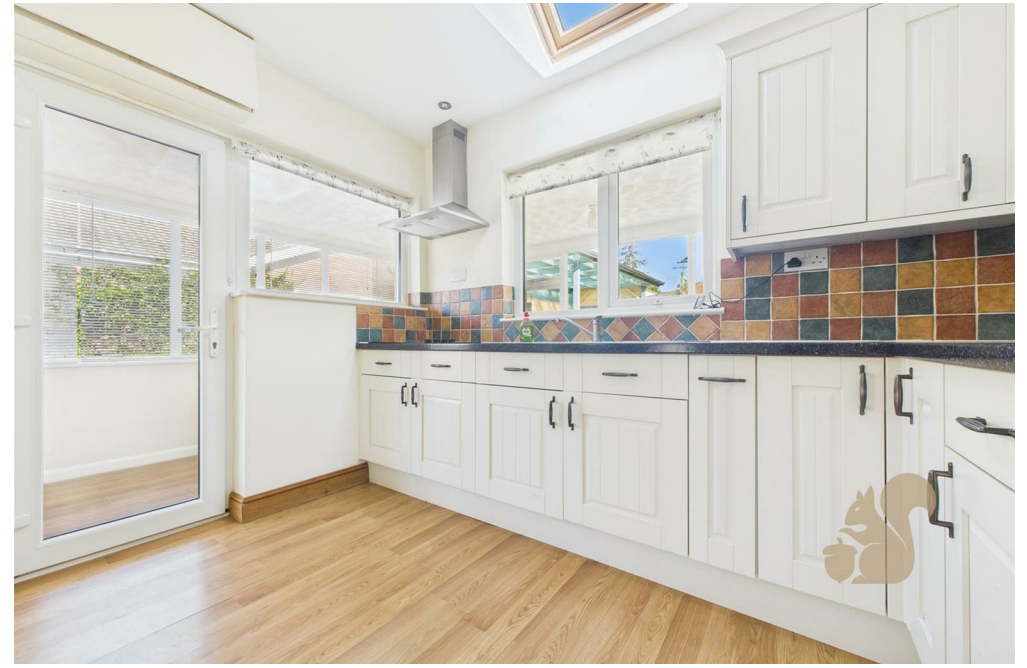
In summary, this bungalow is a well-located two-bedroom detached bungalow in West Mersea, featuring a spacious

kitchen/diner, a lounge and conservatory, a modern shower room, and attractive outdoor spaces, all within easy reach of local amenities and the beach.

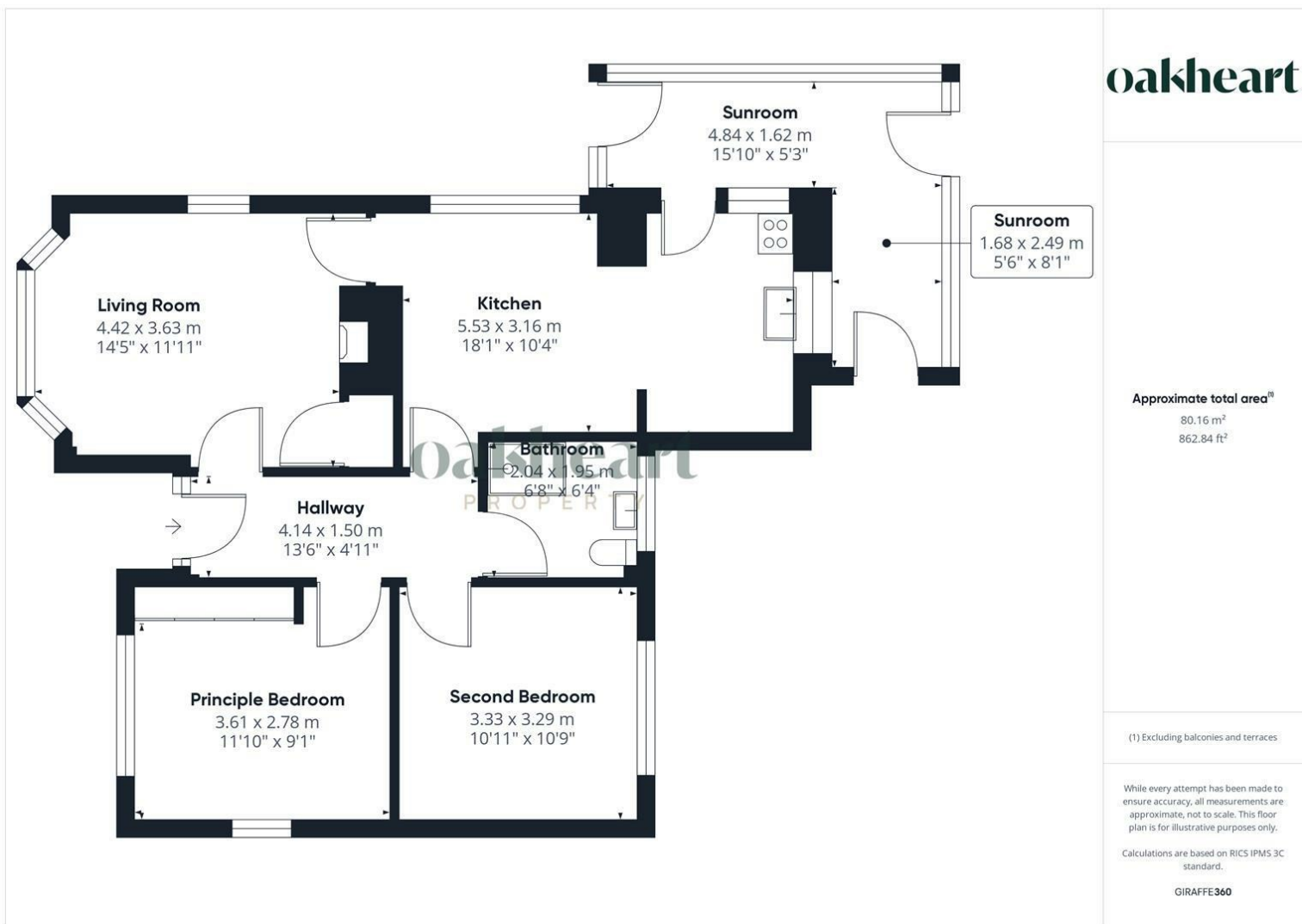
For an Internal Inspection Please Call Oakheart Mersea Island











Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(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.

Oakheart Mersea
01206 382191
mersea@oakheart.co.uk
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

oakheart