

oakheart



£310,000

Asking Price

Barfield Road, West Mersea



Located in the heart of West Mersea, this three-bedroom end-of-terrace home offers an exciting opportunity for those looking to create a property tailored to their own style. Ideally positioned just moments from the village centre, the house is within easy walking distance of local amenities, cafes, shops, and the highly regarded West Mersea Primary School, making it a practical choice for families and those seeking a vibrant coastal lifestyle.

The ground floor features a semi open-plan kitchen and dining

area, offering a sociable layout with scope to modernise or reconfigure, alongside a separate utility room and a convenient downstairs WC. The living spaces are well-proportioned, with natural light throughout, and the property presents clear potential to enhance and add value through thoughtful updates.

Upstairs, the home offers three bedrooms and a family bathroom, providing a solid foundation for a comfortable family residence. Outside, the property benefits from a private garden

and side access, with the advantage of being the end property in the terrace, adding to the sense of space and privacy.

With its prime location in central West Mersea and the potential to improve, this is a fantastic opportunity for buyers looking to invest in a well-located home with room to grow.



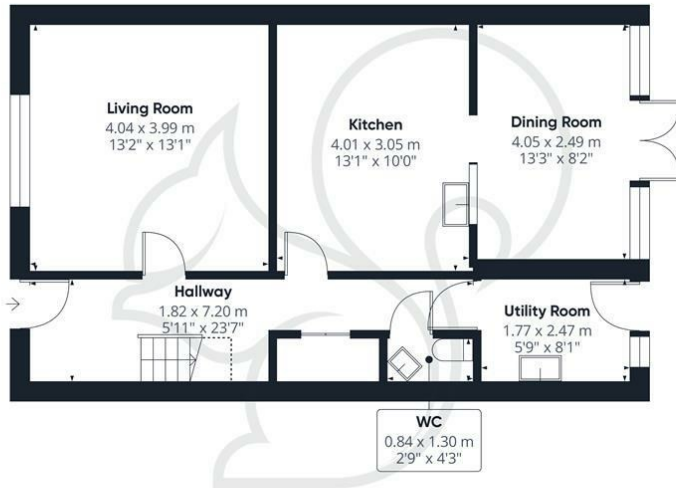




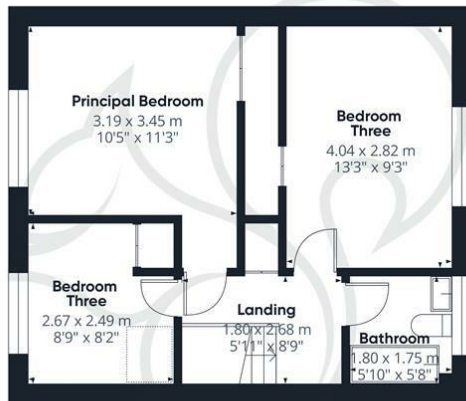








Ground Floor



Floor 1

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**Approximate total area<sup>m</sup>**

93.8 m<sup>2</sup>  
1009 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

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

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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