

oakheart



£350,000

Asking Price

Oakwood Avenue, West Mersea,



This beautifully presented two-bedroom house offers a perfect blend of modern comfort and practical living. The property features a newly fitted contemporary kitchen with stylish finishes and quality appliances, creating an ideal space for cooking and entertaining. The light-filled living areas provide a warm and inviting atmosphere, complemented by two well-proportioned bedrooms. Outside, the private rear garden includes a versatile

garden office, perfect for home working or creative pursuits, while the front of the property offers attractive curb appeal and convenient parking. This home is ideal for first-time buyers, professionals, or small families seeking a ready-to-move-into property in a desirable residential location.







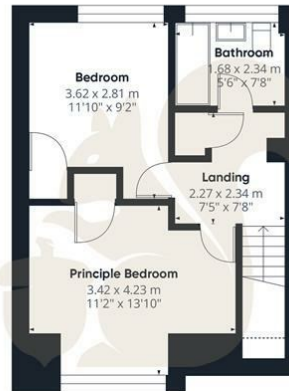








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>

85.5 m<sup>2</sup>  
918 ft<sup>2</sup>

Reduced headroom

1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
C

### Energy Efficiency Rating

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