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£365,000

Offers In Excess Of
Upland Road, West Mersea

With pleasure we present this a charming three-bedroom detached family home. The heart of the house is the kitchen dining room, serving as a central hub for family activities and gatherings. The kitchen is equipped for both functionality and style, providing a comfortable space for cooking and dining.

The spacious lounge, measuring 17'7" x 10'6", offers a welcoming atmosphere. It features a recently installed log burner, adding both warmth and character to the room. The choice of ceramic

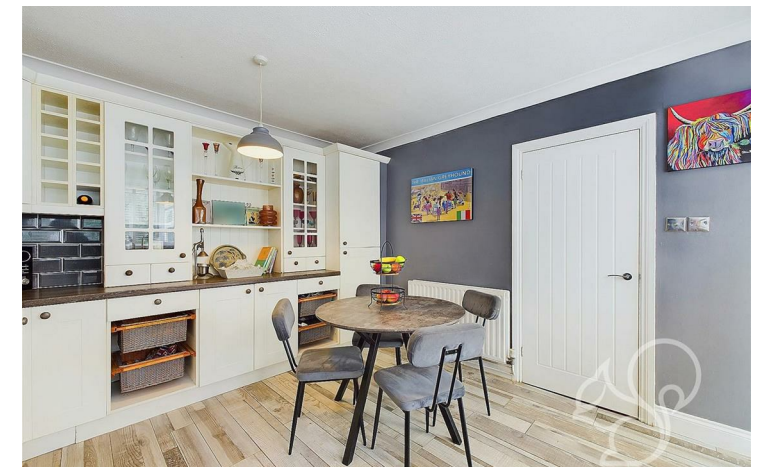
flooring in the lounge enhances the aesthetic appeal while ensuring easy maintenance.

A notable feature of this property is the large conservatory, which provides panoramic views of the landscaped south-facing low-maintenance rear gardens. The conservatory creates an additional living space, perfect for relaxation or entertaining guests.

The exterior of the property boasts a well-maintained and thoughtfully landscaped garden, designed to be low maintenance. The south-facing orientation ensures ample natural light throughout the day, creating a bright and inviting outdoor space for various activities.

Overall, this property combines practical living spaces with stylish elements, making it an ideal home for a family seeking comfort and a connection with the outdoors.

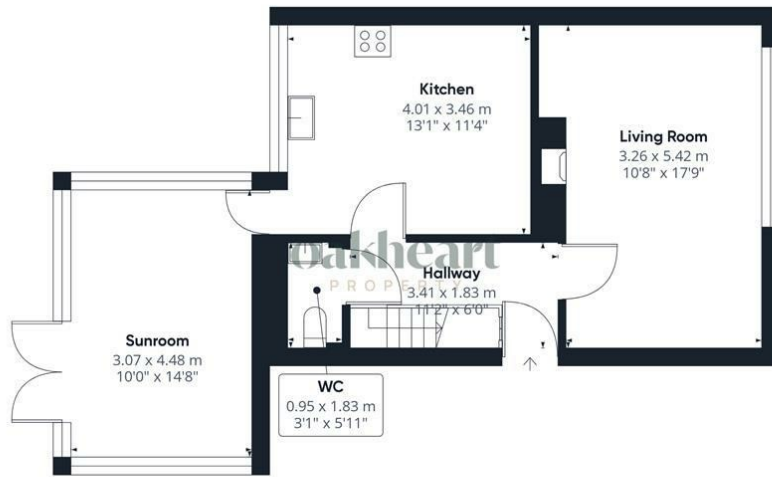
For an internal inspection please call Oakheart Mersea Island











Ground Floor



Floor 1

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Approximate total area[®]
95.75 m²
1030.64 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(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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