

oakheart



£350,000

Guide Price

Mill Road, West Mersea



Guide Price £350,000. - £375,000.

This charming two double bedroom detached house offers both convenience and comfort, being close to local amenities. The superb kitchen diner forms the heart of the home, providing a perfect space for cooking and socialising.

The property also includes a cosy sitting room and a garden room with a recently installed roof, adding to the living space and allowing enjoyment of the garden in all seasons. The landscaped rear gardens provide a beautiful outdoor retreat, ideal for relaxation and entertaining.

The front of the property features a driveway with off-road parking for three cars, adding practical convenience

to this delightful home.

In summary, the property is a well-presented two-bedroom detached house with a superb kitchen diner, a comfortable sitting room, a garden room with a new roof, landscaped rear gardens, and ample off-road parking, all located close to local amenities in West Mersea.

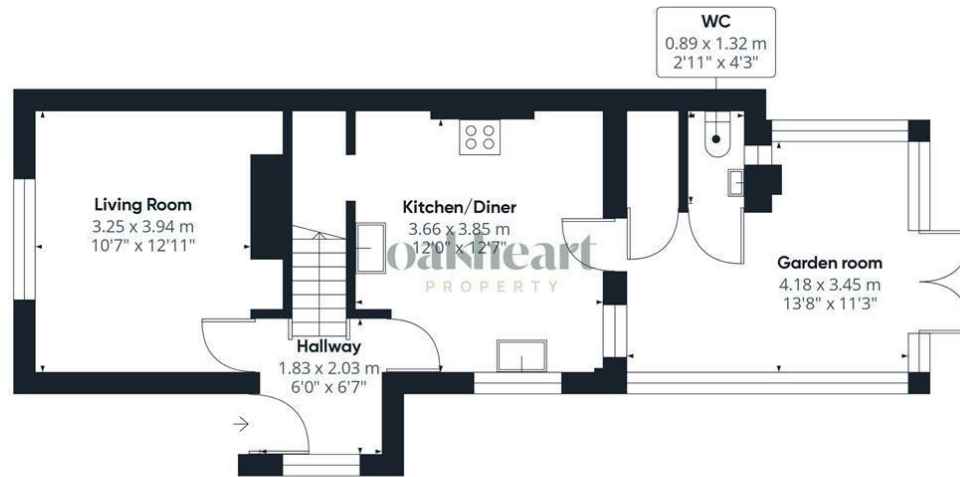
For an Internal Inspection Call Oakheart Mersea Island.



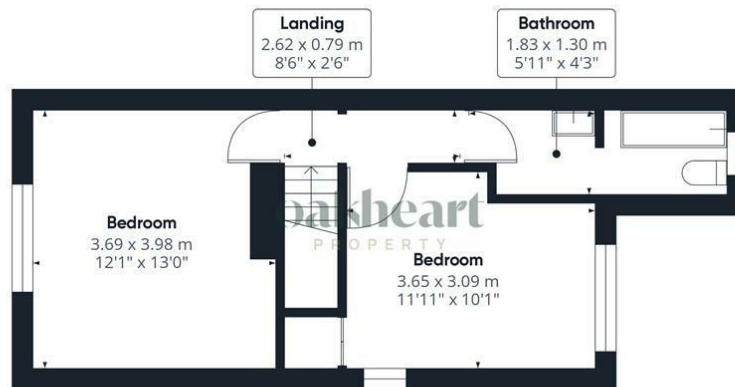








Ground Floor



Floor 1

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Approximate total area[®]
83.71 m²
901.05 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.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(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.

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