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£450,000

Asking Price

Kingsland Heights, West Mersea, Colchester

Offered to the market with no onward chain, this well-presented three-bedroom detached bungalow is situated within a quiet cul-de-sac in the sought-after coastal town of West Mersea, just a short distance from local shops, amenities and the beach.

The accommodation is well laid out and comprises a spacious entrance hall leading to a generous kitchen/dining room, providing an ideal space for both everyday living and entertaining. A separate utility room offers additional storage

and practical access to the rear garden.

The principal bedroom benefits from its own en suite shower room, while the remaining two bedrooms are served by a well-appointed family bathroom.

Externally, the property features a west-facing, low-maintenance, fully paved rear garden, providing the perfect spot to enjoy the afternoon and evening sunshine with minimal

upkeep. To the front, there is off-road parking for one vehicle and a detached single garage providing further parking or useful storage.

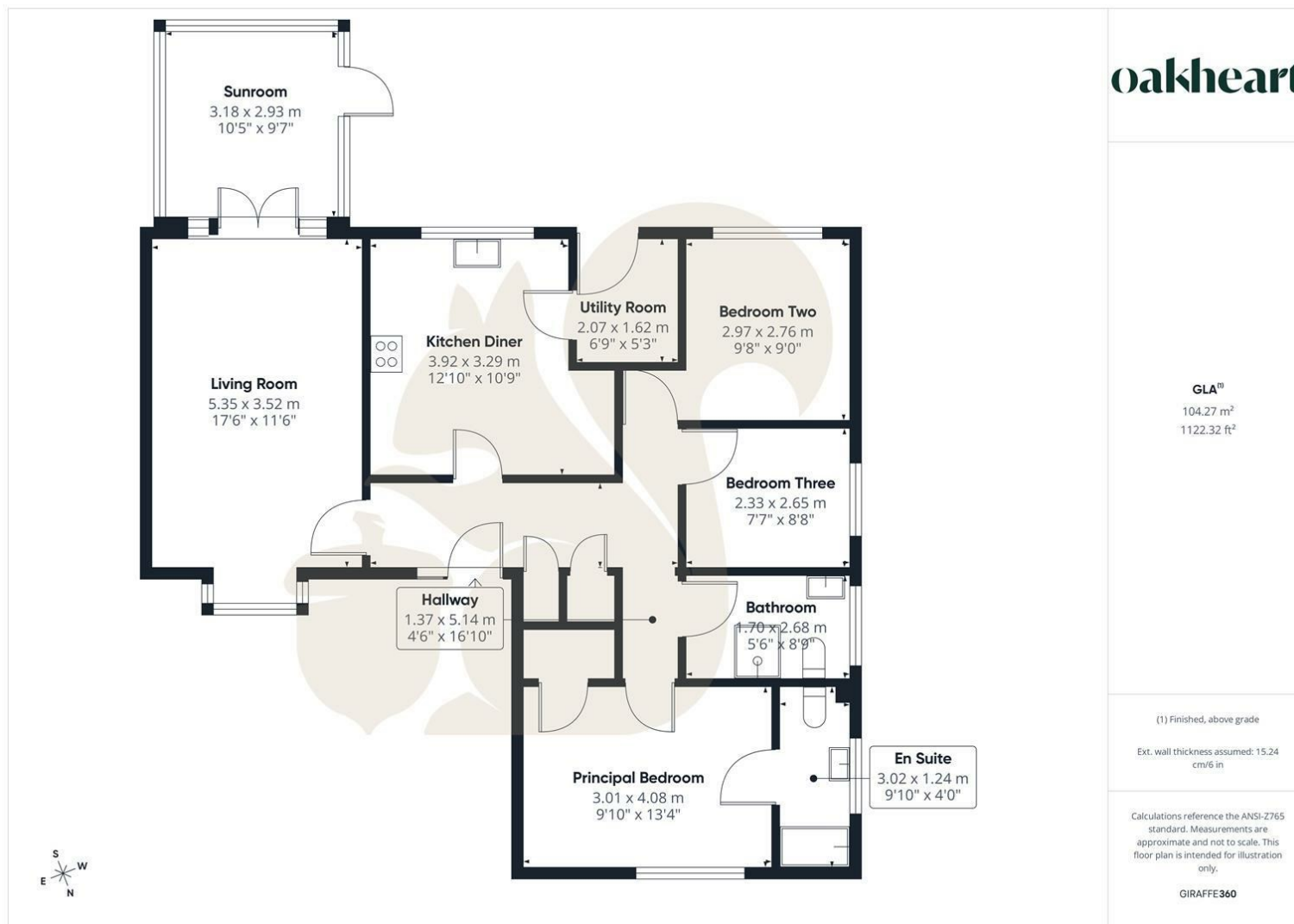
Situated within easy reach of West Mersea's popular waterfront, independent shops, cafés and everyday amenities, this detached bungalow presents an excellent opportunity for those looking to enjoy coastal living in a peaceful yet convenient location.











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Local Authority:

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

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