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*Eschen
Cottages*

£325,000

Offers In Excess Of
Spruce Close, West Mersea

Located in a peaceful cul-de-sac on Mersea Island, this two double bedroom detached bungalow offers a fantastic opportunity for those seeking a home to make their own. Situated on a generous plot with beautifully landscaped rear gardens, this property provides both space and potential.

The internal layout includes a spacious lounge, a fitted kitchen, and a conservatory that opens out to the rear garden—ideal for enjoying the views and natural light throughout the day. While the property would

benefit from some modernisation, it presents a blank canvas for buyers looking to add their own style and value.

Both bedrooms are comfortable doubles, making the home suitable for couples, small families, or those downsizing. The family bathroom complete's the internal accommodation.

Externally, the well-maintained rear garden offers a peaceful retreat with established planting and patio areas, perfect for outdoor relaxation

or entertaining. The property also benefits from two garages—providing ample storage, workshop space or secure parking—and a driveway.

With its desirable location just a short distance from the beach, village shops, and amenities, Spruce Close is a rare opportunity to acquire a detached bungalow with scope to personalise in one of Mersea's sought-after residential spots.

Please Call Oakheart Mersea Island For An Internal Inspection.

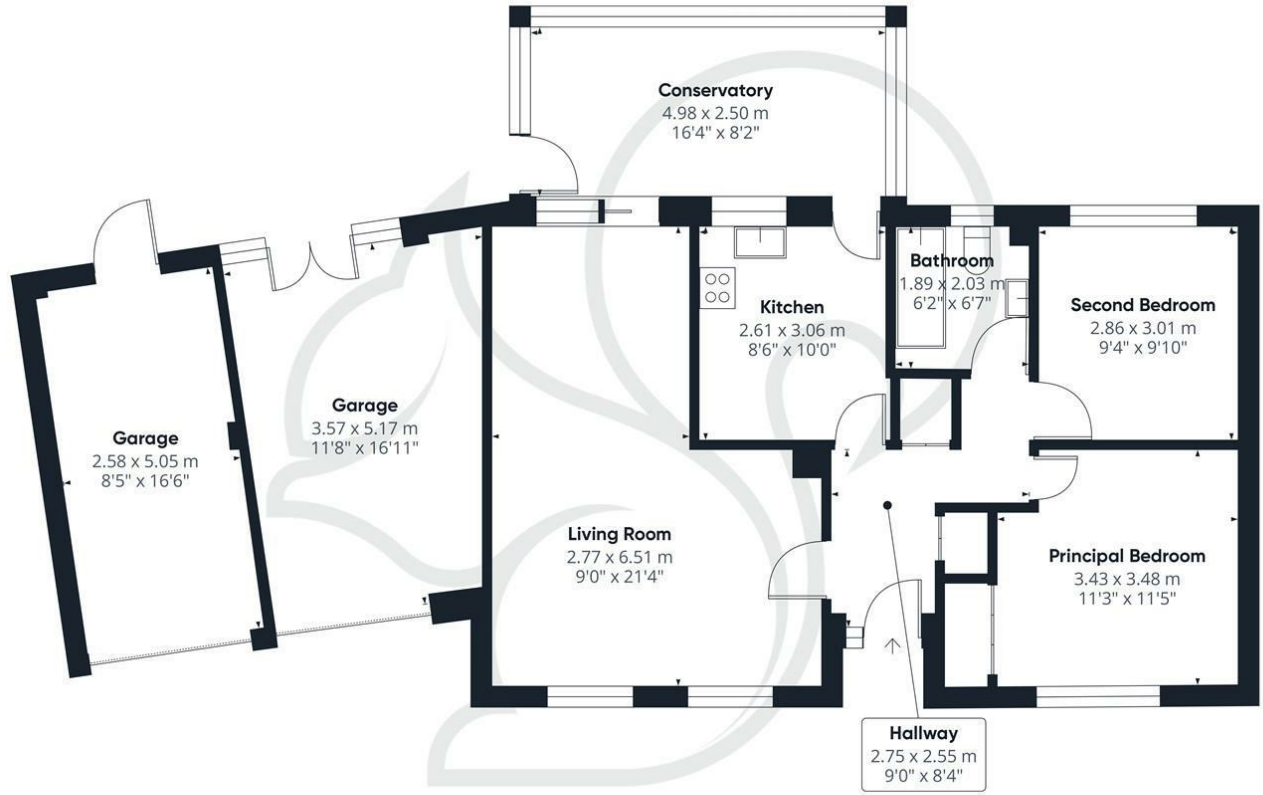








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Approximate total area[®]
106.66 m²
1148.1 ft²

(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:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(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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