

oakheart



£525,000

Asking Price

Seaview Avenue, West Mersea

Offered for sale with no onward chain, this spacious four-bedroom detached home is situated in the sought-after Seaview Avenue and provides versatile accommodation ideal for a range of buyers.

The property benefits from off-road parking and a garage, while internally the accommodation comprises an entrance hall leading to the kitchen and generous lounge

diner, creating an excellent space for both everyday living and entertaining. A conservatory to the rear provides additional reception space and enjoys views over the garden. The ground floor also features a well-proportioned bedroom, offering flexibility for guests, multi-generational living or a home office.

To the first floor are three further bedrooms, including the

principal bedroom which benefits from its own ensuite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property enjoys private gardens and ample parking, completing this attractive family home. With its desirable location and the advantage of no onward chain, early viewing is highly recommended.











Ground Floor



Floor 1



GLA¹⁾
 130.77 m²
 1407.62 ft²
Total
 171.37 m²
 1844.65 ft²

(1) Finished, above grade
 Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference to the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


OIRAFFE360

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		
(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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