

oakheart



£280,000

Asking Price

Mill Road, West Mersea



Located in the sought-after coastal town of West Mersea, this well-presented three-bedroom mid-terraced home on Mill Road presents a fantastic opportunity for families, first-time buyers, or anyone looking to enjoy the best of seaside living.

As you enter the property, you're welcomed by a bright and airy entrance hallway. To the left, a generously sized living/dining area provides a flexible and inviting space for relaxing or entertaining. Natural light floods in from the adjoining sun room,

which opens directly onto the rear garden—perfect for indoor-outdoor living during the warmer months.

The kitchen is conveniently located off the main living space and offers ample storage and workspace, making it both practical and stylish for everyday cooking.

Upstairs, the home boasts three well-proportioned bedrooms—two spacious doubles and a third single bedroom, ideal as a

nursery, office, or guest room. A large family bathroom completes the first floor, offering plenty of space for a busy household.

Externally, the property boasts a long rear garden offering plenty of space and potential for landscaping or creating a fantastic outdoor living area. To the front, a private driveway provides convenient off-road parking.





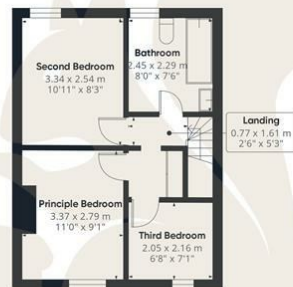












### Floor 1

Approximate total area<sup>(1)</sup>

73.3 m<sup>2</sup>  
788 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

|                                                                                                                                                                                                                                                                                              | Current                            | Potential                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>60</p>                          | <p>83</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

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