

oakheart



£425,000

Asking Price

Gainsborough Close, West Mersea

GUIDE PRICE £425,000 - £450,000.

Situated in the sought-after Gainsborough Close, this attractive three-bedroom detached home occupies a pleasant position within a quiet cul-de-sac, making it an ideal choice for families or those looking for a peaceful coastal village setting.

The property offers well-proportioned and versatile accommodation, including a spacious lounge providing a comfortable space to relax, along with a well-appointed kitchen

diner ideal for family meals and entertaining. A convenient ground floor WC adds further practicality.

Upstairs, there are three good-sized bedrooms served by a family bathroom. Outside, the property benefits from off-road parking and a garage, providing excellent storage and secure parking.

One of the property's key advantages is its location, being just a

short distance from the beach and the centre of the village, with local amenities and everyday conveniences within easy reach. The quiet cul-de-sac setting, combined with the generous accommodation, parking and garage, makes this a desirable home in a popular location.

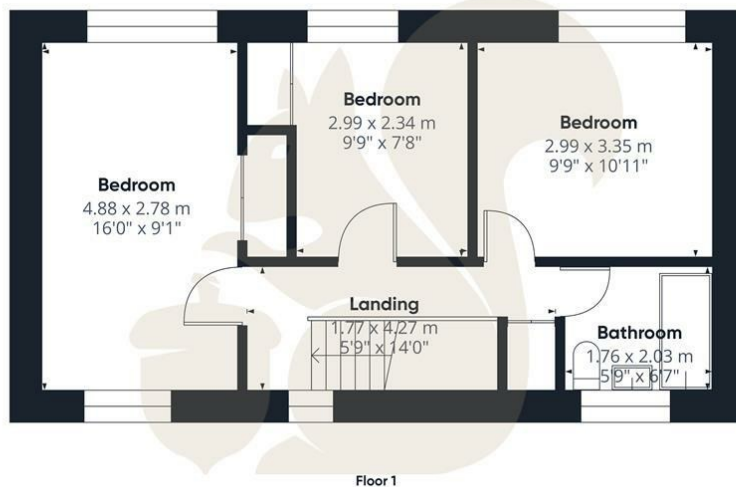
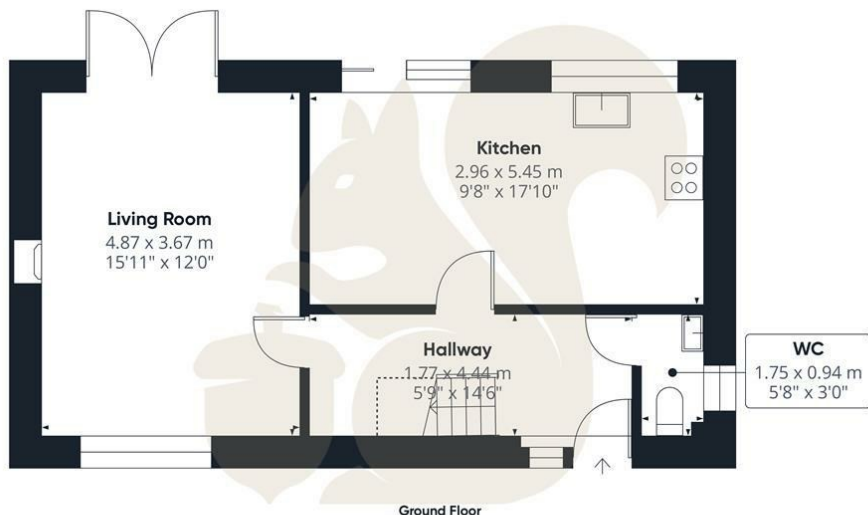
An early viewing is highly recommended to appreciate the accommodation and location on offer.











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GLA[®]
98.67 m²
1062.05 ft²

Total
98.67 m²
1062.05 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Reduced headroom

Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft
are excluded

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

GIRAFFE360

Local Authority:

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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