

oakheart

£300,000

Guide Price

Kingsland Road, West Mersea



Guide Price £300,000 - £325,000.

Situated on Kingsland Road in the popular coastal town of West Mersea, this immaculate two-bedroom semi-detached home offers beautifully presented accommodation throughout. Ideally positioned close to local amenities and the beach, the property would make a perfect first-time purchase or an excellent option for those looking to downsize.

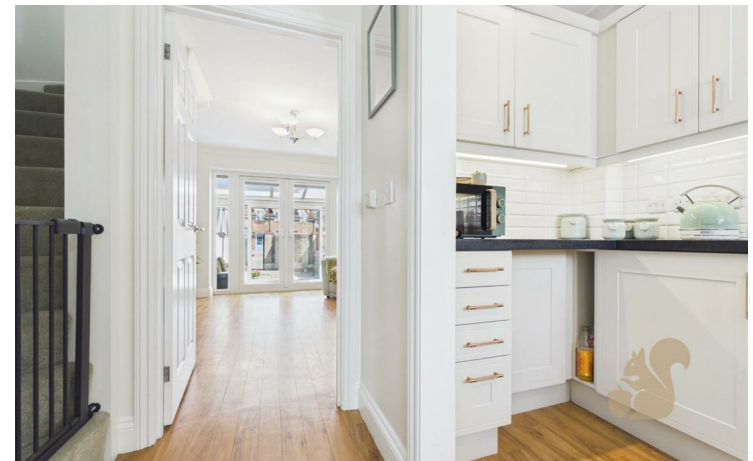
The property is entered via a useful entrance porch, providing a practical space for coats and shoes before leading into the main accommodation. The ground floor also benefits from a convenient cloakroom.

The fitted kitchen offers a good range of cupboard and worktop space, while the comfortable living room provides an inviting area for relaxing and entertaining. From the living room, the accommodation continues into a bright sun room, creating a versatile additional reception space that could be used as a dining area, home office or sitting room. Sliding doors open directly onto the rear garden, allowing plenty of natural light to flow through the space and providing a seamless connection between the home and garden.

Upstairs, the property offers two generously sized double bedrooms, both benefiting from built-in storage. The first floor is completed by a well-presented shower room.

Outside, the enclosed rear garden features a patio area, ideal for outdoor dining, seating and entertaining during the warmer months. The property also benefits from off-road parking for one vehicle beneath a carport.

Presented in immaculate condition throughout and conveniently located for West Mersea's shops, amenities, coastline and beach, this attractive home is ready for its next owner to move straight into and enjoy.











Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
B

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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