



£340,000

Asking Price

Reymead Close, West Mersea, Colchester

Situated in the highly sought-after coastal town of West Mersea, this well-presented three bedroom detached family home offers spacious and versatile accommodation in a superb location within walking distance of local shops, schools, the beach and all everyday amenities.

The property benefits from generous off-street parking for up to four vehicles in addition to a single garage,

making it ideal for families and those requiring ample parking space.

Internally, the home offers bright and comfortable living accommodation throughout, with three well-proportioned bedrooms, a family bathroom and flexible living space perfectly suited to modern family life.

A particular feature of the property is its position backing onto local playing fields, providing an attractive open outlook and an excellent setting for families.

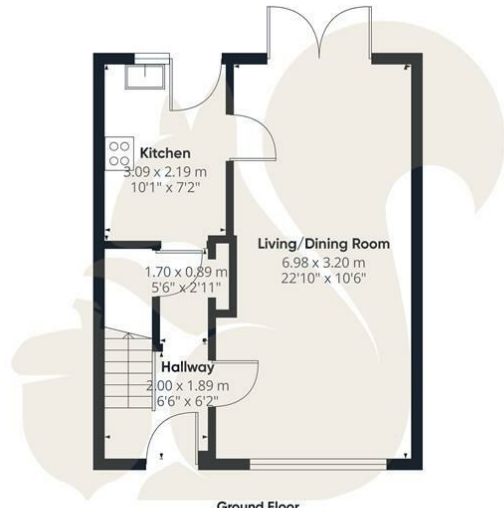
Externally, the property enjoys a private setting with excellent kerb appeal and convenient access to everything West Mersea has to offer, including its popular coastline, local restaurants, cafes and community amenities.











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GLA¹⁾
80.22 m²
863.46 ft²

Total
80.22 m²
863.46 ft²

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

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

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	39	
(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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