

oakheart



£425,000

Asking Price

Firs Road, West Mersea

Situated in a sought-after Anchorage location in West Mersea, this spacious and well-presented three double bedroom semi-detached home offers generous living accommodation and a wonderful south-facing garden, perfect for modern family life.

Upon entering the property, you are welcomed into a bright and inviting hallway leading through to a generous lounge/diner. This impressive open-plan space provides the ideal setting for both relaxing evenings and entertaining guests, with ample room for defined seating and dining areas. The layout flows beautifully, creating a sociable heart to the home.

Upstairs, the property boasts three well-proportioned double bedrooms, offering flexible accommodation for families, visiting guests or those working from home. The natural light throughout enhances the sense of space, while the practical layout ensures comfortable everyday living.

Externally, the south-facing rear garden is a true highlight, enjoying sunlight throughout the day and providing an excellent space for outdoor dining, gardening, or simply unwinding. To the front, the property benefits from off-street parking for two vehicles as well as an integral garage, offering additional storage or potential for further use subject to the necessary permissions.

Ideally positioned close to local amenities, shops, and coastal walks, this superb home combines convenience with the relaxed lifestyle that West Mersea is renowned for.



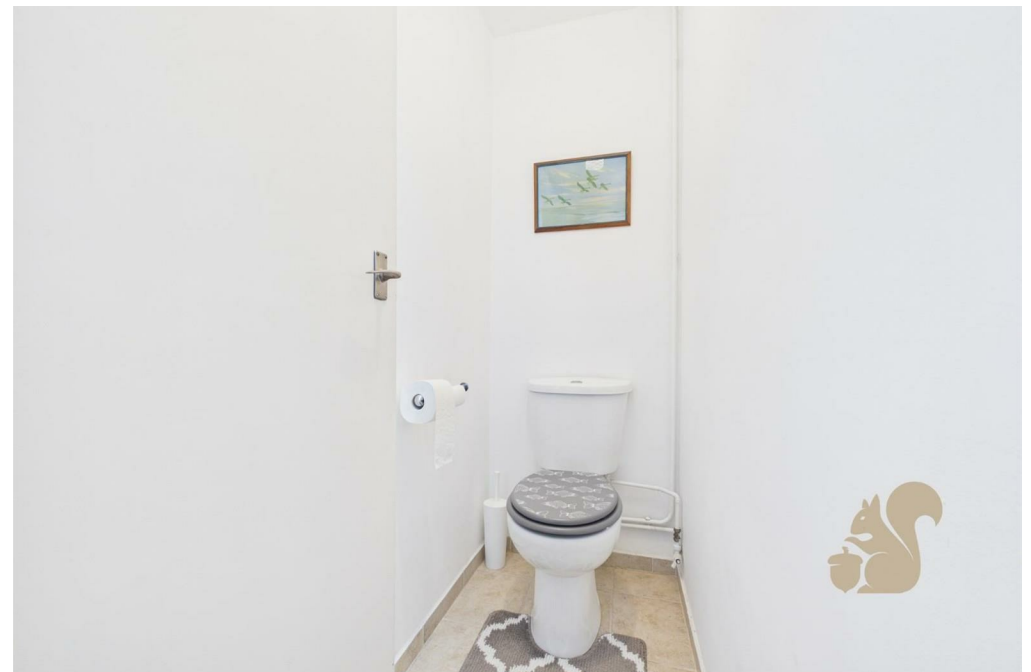




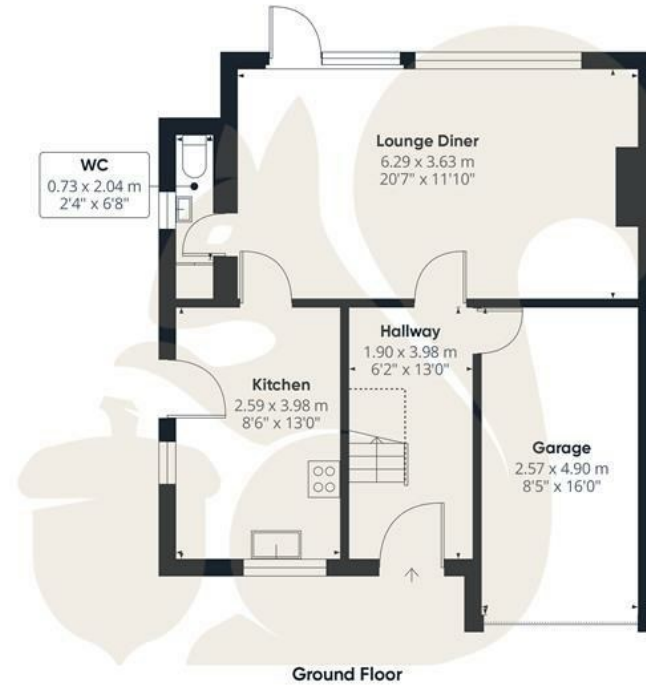












Approximate total area⁽¹⁾

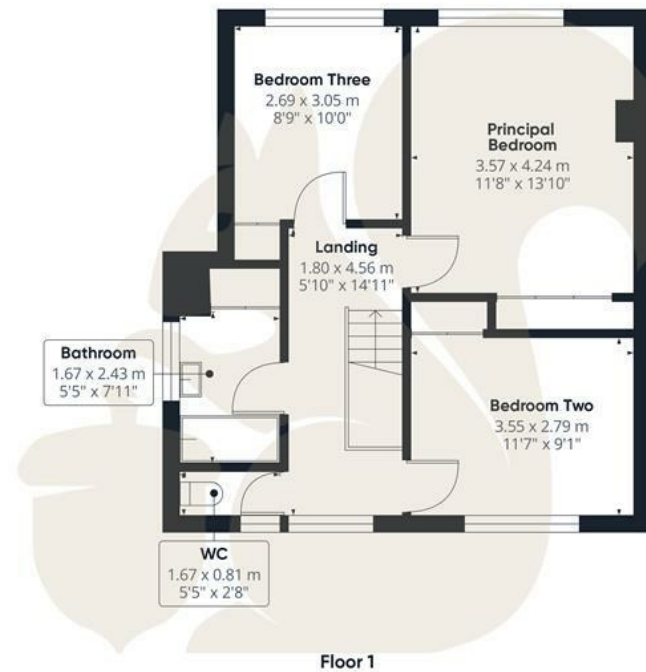
103.6 m²

1116 ft²

Reduced headroom

1.2 m²

13 ft²



(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C 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		
(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.

oakheart

Oakheart Mersea

01206 382191

mersea@oakheart.co.uk

34a Barfield Rd, West Mersea, Colchester, Essex,
CO5 8QT