

oakheart



£350,000

Guide Price

High Street, West Mersea,



GUIDE PRICE - £350,000. - £375,000.

Located in the heart of sought-after West Mersea, this beautifully presented three-bedroom semi-detached home offers a perfect blend of character and modern comfort — all within easy reach of local shops, cafes, and the coast.

Step through the front door into a welcoming dining room, complete with a charming feature fireplace — an ideal space for entertaining or family meals. Flowing through to the living room, you'll find a cosy log burner, perfect for those cooler evenings, along with plenty of space to relax and unwind, while the adjacent modern kitchen provides a functional and stylish space for

cooking.

At the rear of the property is the family bathroom, and a hallway between the kitchen and bathroom provides access to the generously sized rear garden, which is a true highlight of the home. Designed for both relaxation and entertaining, the garden boasts multiple seating areas, a patio, and stretches back to provide a sense of privacy and space, rarely found in such a central location.

Upstairs, the accommodation is both spacious and versatile. To the left at the top of the stairs is the principal bedroom, a spacious double positioned at the

front of the house. To the right is the second double bedroom, which in turn leads through to the third bedroom — another well-proportioned double. This flexible arrangement offers potential for a guest room, home office, or dressing room, depending on your needs.

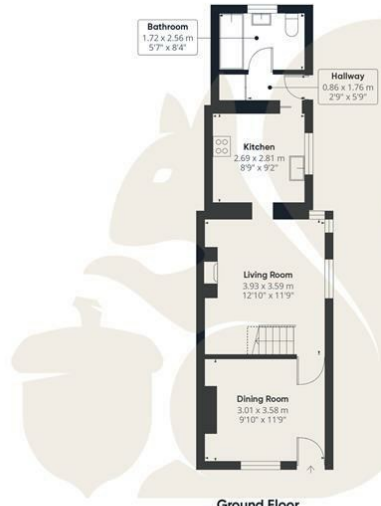
Externally, the property benefits from a driveway to the front, providing convenient off-road parking for multiple cars.



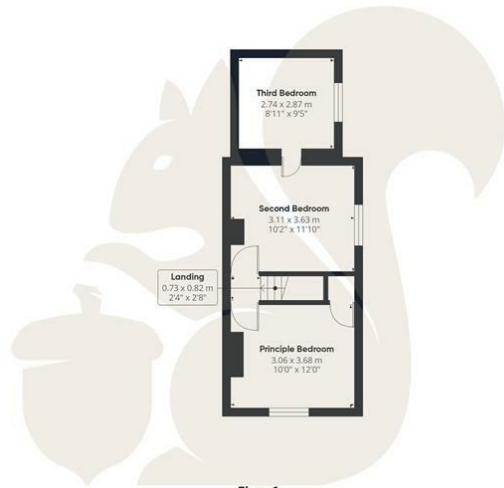








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

69.6 m²
749 ft²

Reduced headroom

1 m²
10 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:

Tenure:
Freehold

Council Tax Band:
Exempt

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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