

oakheart



£350,000

Mill Road, West Mersea, Colchester

An exciting opportunity to acquire this detached three-bedroom bungalow, occupying a substantial plot in the highly sought-after coastal village of West Mersea. Offering excellent potential to modernise, extend or redevelop (subject to the necessary planning permissions), this property presents an ideal purchase for those looking to create their dream home.

Situated on the popular Mill Road, the property enjoys a convenient location within easy reach of West Mersea's local

shops, amenities, schools and waterfront.

The bungalow offers well-proportioned accommodation throughout, with three bedrooms, spacious living accommodation and excellent scope for improvement to suit a purchaser's individual style and requirements.

Externally, the property sits on a generous wrap-around plot with mature gardens providing ample outdoor space and

fantastic potential for landscaping or further development, subject to the relevant consents. A detached garage, together with off-street parking for one vehicle, further enhances the property's appeal.

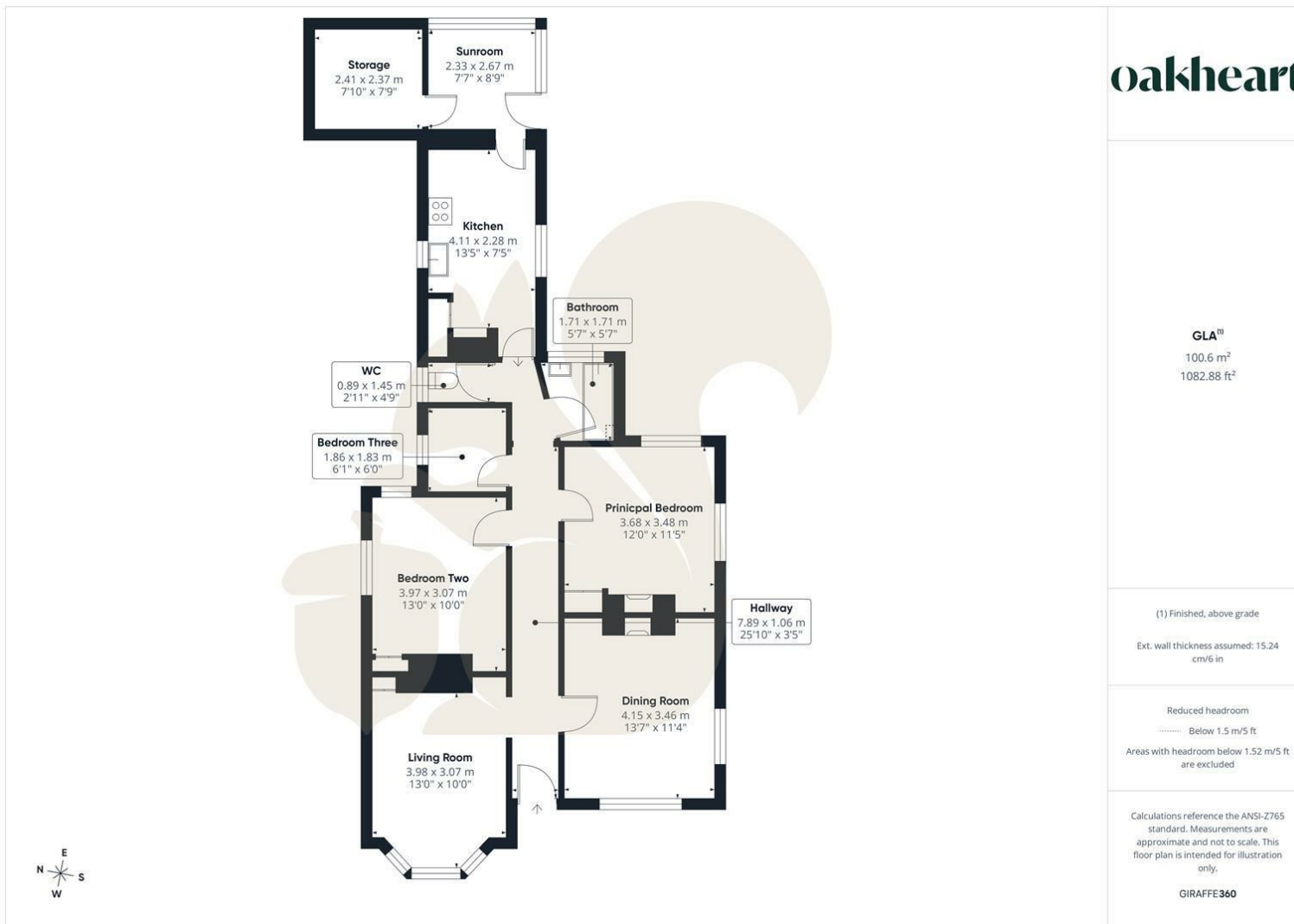
Properties offering this level of potential on such a generous plot are rarely available, making this an excellent opportunity for developers, investors or buyers seeking a home they can personalise in one of West Mersea's most desirable locations.











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GLA™
100.6 m²
1082.88 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:
Colchester

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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