

oakheart

£300,000

Asking Price

Grays Close, West Mersea

Situated in the popular Grays Close, this well-presented three-bedroom end terrace property offers spacious and versatile accommodation, making it an ideal home for families, first-time buyers, or those looking to upsize. Benefiting from an end terrace position, the property enjoys additional privacy along with a generously sized rear garden perfect for outdoor entertaining, children's play areas, or simply relaxing during the warmer months.

Upon entering the property, you are welcomed into a hallway leading through to a spacious lounge diner, providing an excellent open-plan living and dining space ideal for both everyday family life and entertaining guests. Large windows allow for an abundance of natural light, while the adjoining

conservatory offers a further reception area with pleasant views over the garden and direct access outside, creating a seamless indoor-outdoor flow.

The kitchen is well-appointed with a range of fitted units and ample worktop space, offering practicality for modern living. A convenient ground floor WC further enhances the accommodation.

To the first floor, the property comprises three well-proportioned bedrooms, including a generous principal bedroom benefiting from built-in storage. The remaining bedrooms are ideal for children, guests, or those working from home. Completing the accommodation is a family bathroom fitted with a

modern suite.

Externally, the property boasts a good-sized rear garden with plenty of space for outdoor seating and landscaping potential. Conveniently located close to local amenities, schools, and transport links, this attractive home offers both comfort and convenience in a sought-after residential setting.











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**GLA<sup>®</sup>**  
96.98 m<sup>2</sup>  
1043.88 ft<sup>2</sup>

**Total**  
96.98 m<sup>2</sup>  
1043.88 ft<sup>2</sup>

(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:

Tenure:  
Freehold

Council Tax Band:  
B

**Energy Efficiency Rating**

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         | <b>85</b> |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   | <b>41</b>               |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | 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 Mersea  
01206 382191  
mersea@oakheart.co.uk  
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

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