

oakheart



£325,000

Guide Price

High Street, West Mersea



GUIDE PRICE £325,000 - £350,000.

This charming three-bedroom semi-detached house is located in the very heart of West Mersea, offering an exceptional opportunity to enjoy village life with the convenience of having shops, cafés, schools, and the stunning coastline all within easy walking distance. Thoughtfully renovated throughout, the property blends character with modern finishes, creating a stylish and comfortable home ideal for first-time buyers, downsizers, or those seeking a weekend retreat by the sea.

Once inside, the home immediately impresses with its bright and welcoming interior. The spacious lounge diner is the heart of the home, offering a flexible

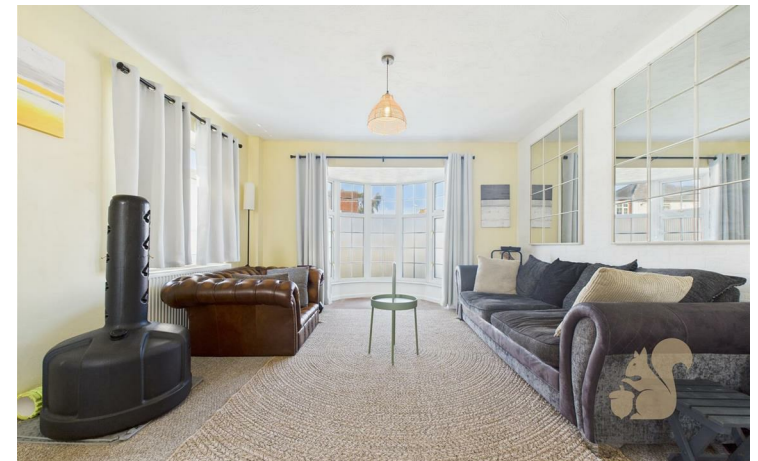
open-plan living space that is perfect for both relaxing and entertaining. Tastefully decorated and flooded with natural light, this area comfortably accommodates both a seating area and a dining table, with room to spare.

To the rear, the newly fitted kitchen features contemporary units, quality worktops, and modern appliances, along with access to the garden, making it a practical and well-designed space for everyday living. Also on the ground floor is a stylish and fully renovated bathroom, finished with sleek tiles and modern fixtures, offering both functionality and comfort.

Upstairs, the property offers three well-proportioned double bedrooms, each

beautifully presented and full of natural light and provide a peaceful retreat at the end of the day, with neutral décor and ample space for storage and furnishings.

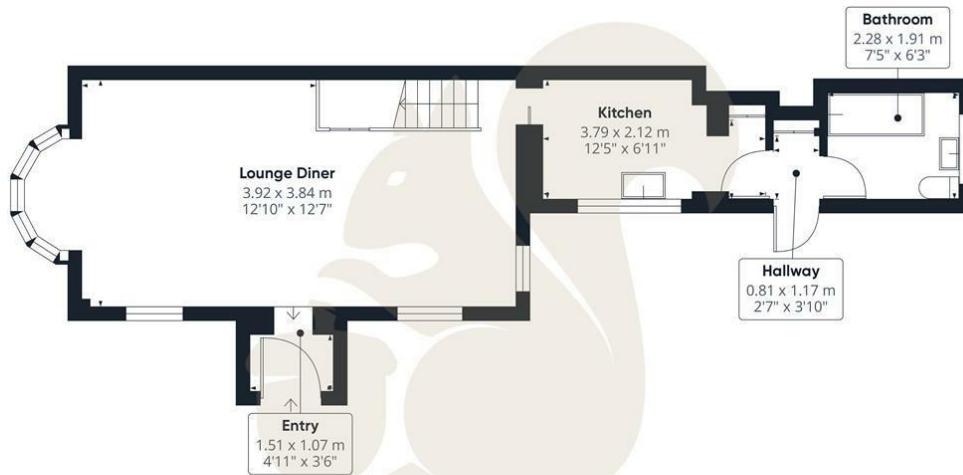
Outside, the property benefits from a private rear garden, ideal for enjoying the warmer months, with direct access to the off-street parking located at the back of the house.



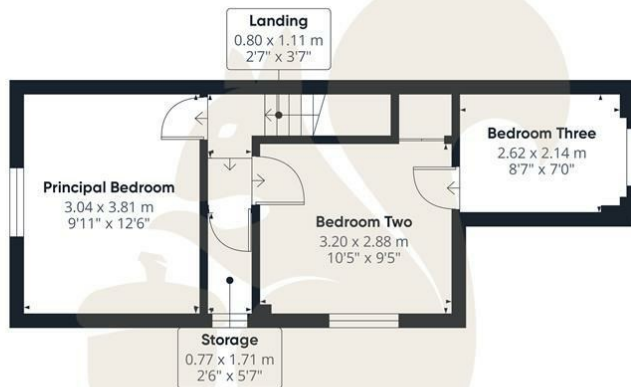








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

75.6 m²
812 ft²

(1) Excluding balconies and terraces

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.

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