

oakheart



£425,000

Guide Price

Firs Chase, West Mersea

Guide Price - £425,000 - £450,000

Situated within one of West Mersea's most desirable residential locations, this well-proportioned three-bedroom semi-detached family home and offers around 1,227 sq ft of internal accommodation. Originally constructed during the mid-twentieth century and subsequently extended, the property provides versatile living space ideally suited to modern family life while offering excellent potential for further enhancement, subject to the necessary planning consents.

The accommodation is arranged to provide spacious and well-balanced living

areas with excellent natural light throughout. The ground floor offers flexible reception space, ideal for both everyday family living and entertaining, together with a practical kitchen overlooking the garden. Upstairs, three well-proportioned bedrooms are complemented by a family bathroom, creating comfortable accommodation for growing families, down sizers seeking additional space or those looking for a coastal home.

Externally, the property benefits from a generous rear garden, providing ample space for outdoor entertaining, children's play areas or further landscaping. The sizeable plot enhances the feeling of privacy while offering scope for future extension or reconfiguration, subject to the relevant

permissions. To the front, there is off-road parking together with access to the property, all set within a quiet and established residential road.

Firs Chase is regarded as one of West Mersea's most sought-after addresses, offering a peaceful setting within easy reach of the town's shops, cafés, restaurants, schools and everyday amenities. The picturesque waterfront, beaches, sailing clubs and coastal walks are all within convenient distance, allowing residents to enjoy the unique lifestyle for which Mersea Island is renowned. Colchester city centre and the A12 are readily accessible, providing excellent connections to London and the wider Essex region.











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**GLA<sup>®</sup>**  
 101.31 m<sup>2</sup>  
 1090.45 ft<sup>2</sup>

**Total**  
 101.31 m<sup>2</sup>  
 1090.45 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:  
 C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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.

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