

oakheart



£550,000

Offers In Excess Of
Mersea Avenue, West Mersea

Located on the sought-after Mersea Avenue, this spacious and versatile four-bedroom detached home offers an excellent opportunity for families, those seeking multi-generational living, or buyers looking for flexible accommodation in a highly desirable coastal setting. Situated within easy reach of local amenities and the nearby anchorage, the property combines generous living space with practical features both inside and out.

The property is set back from the road behind an extensive driveway, providing ample off-road parking for multiple vehicles, boats, caravans or motorhomes, making it an ideal choice for boating enthusiasts and those requiring additional parking. To the front of the property there is a useful store room, along with a newly installed garden shed offering excellent storage for gardening equipment, bicycles and outdoor accessories.



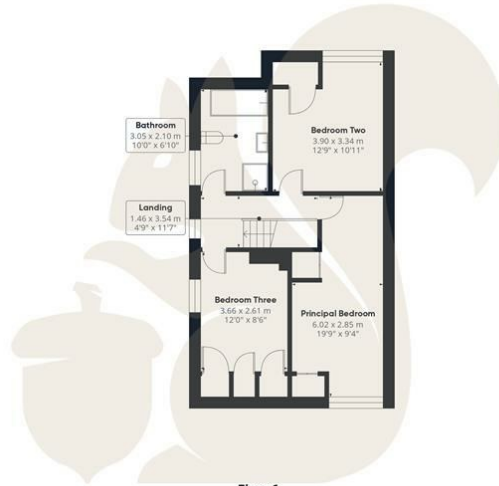








Ground Floor



Floor 1



oakheart

GLA¹⁾
 143.53 m²
 1544.98 ft²

Total
 143.53 m²
 1544.98 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.

Oakheart Mersea
 01206 382191
 mersea@oakheart.co.uk
 34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

oakheart