

oakheart



£270,000

Asking Price

Grays Close, West Mersea

Situated in the sought-after residential setting of Grays Close, this three-bedroom end-terrace home presents an excellent opportunity for buyers looking to create a property tailored to their own taste. Offering well-proportioned accommodation throughout, the house combines practical living space with clear potential for improvement and modernisation.

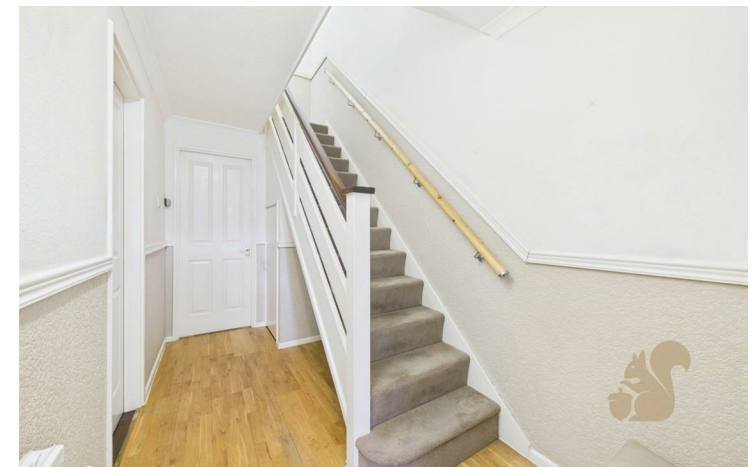
The ground floor features a spacious lounge diner, providing a versatile open-plan area ideal for both relaxing and entertaining. Natural light flows through the room, enhancing the sense of space and making it a

welcoming hub of the home. The adjoining kitchen offers a functional layout with scope for redesign, allowing a new owner to reimagine the space to suit contemporary living. A convenient ground floor W/C adds to the practicality of the layout, particularly for families and guests. To the rear, a conservatory extends the living space further, offering views over the garden and serving as a flexible area that could be used as a dining room, playroom, or additional sitting area.

Upstairs, the property comprises three bedrooms, each offering

comfortable accommodation with potential for personalisation. The family bathroom serves all bedrooms and, like the rest of the property, offers an opportunity for updating to create a modern and stylish space.

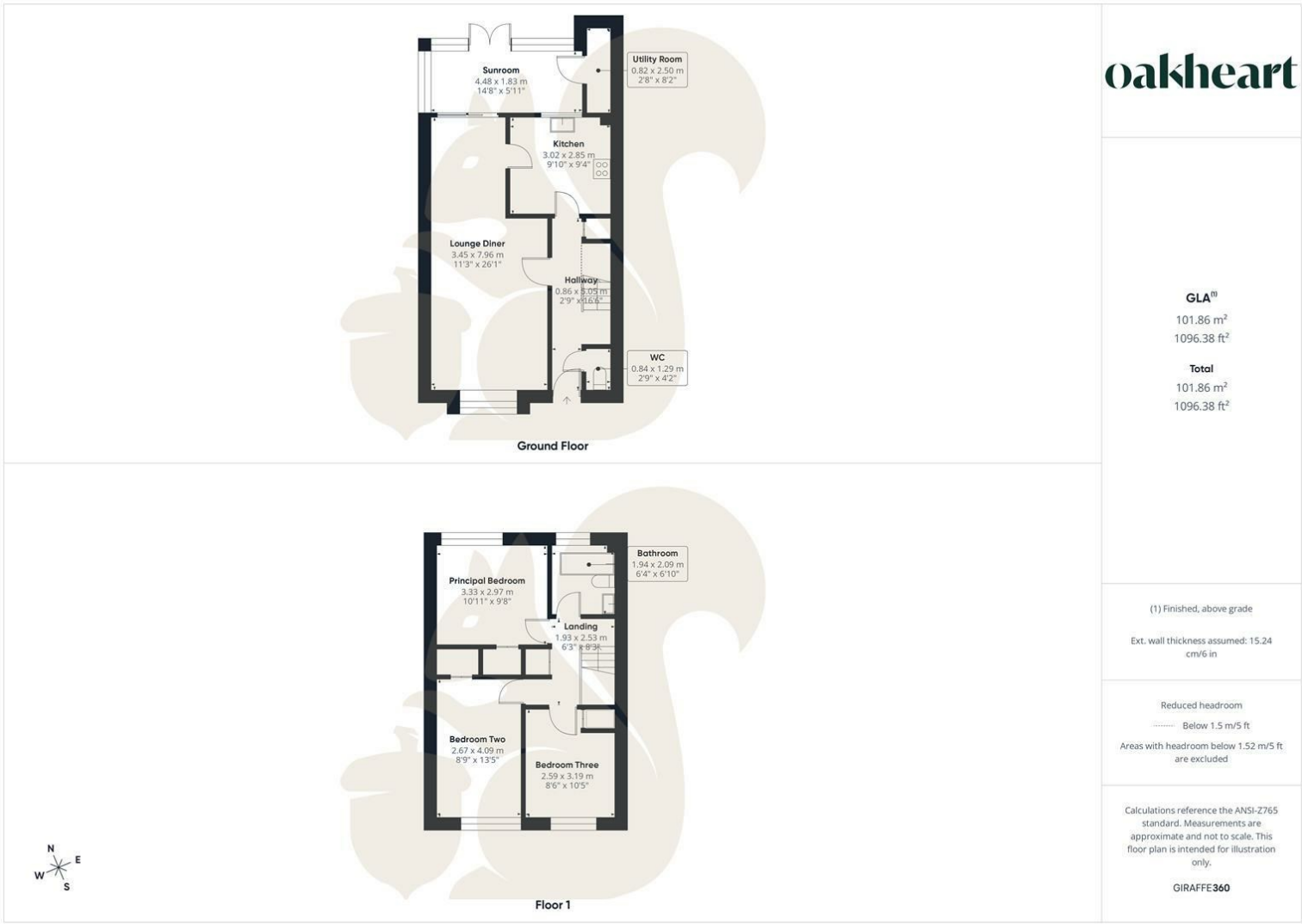
Externally, the home benefits from being an end-terrace, often affording a greater sense of privacy and additional outdoor space compared to mid-terrace properties. There is also one allocated parking space, ensuring convenience for residents.











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GLA[®]
101.86 m²
1096.38 ft²

Total
101.86 m²
1096.38 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:
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.