

oakheart

£350,000

Asking Price

Hogarth Close, West Mersea,

Occupying a peaceful position within a quiet cul-de-sac in the ever-popular coastal town of West Mersea, this detached two double bedroom detached bungalow presents an exciting opportunity for buyers looking to modernise and create their ideal home.

Conveniently located just a short stroll from the beach, seafront, and a range of local shops, cafés and everyday amenities, the property combines a desirable coastal lifestyle with excellent

convenience.

The accommodation extends to approximately 1,059 sq. ft. and comprises a welcoming entrance hall leading to a spacious dual-aspect sitting/dining room, a fitted kitchen with access to a bright sunroom overlooking the garden, two well-proportioned double bedrooms, and a family bathroom.

Outside, the property continues to impress with a private rear

garden, a detached double garage and off-street parking for two vehicles, providing ample space for storage, hobbies or additional parking.

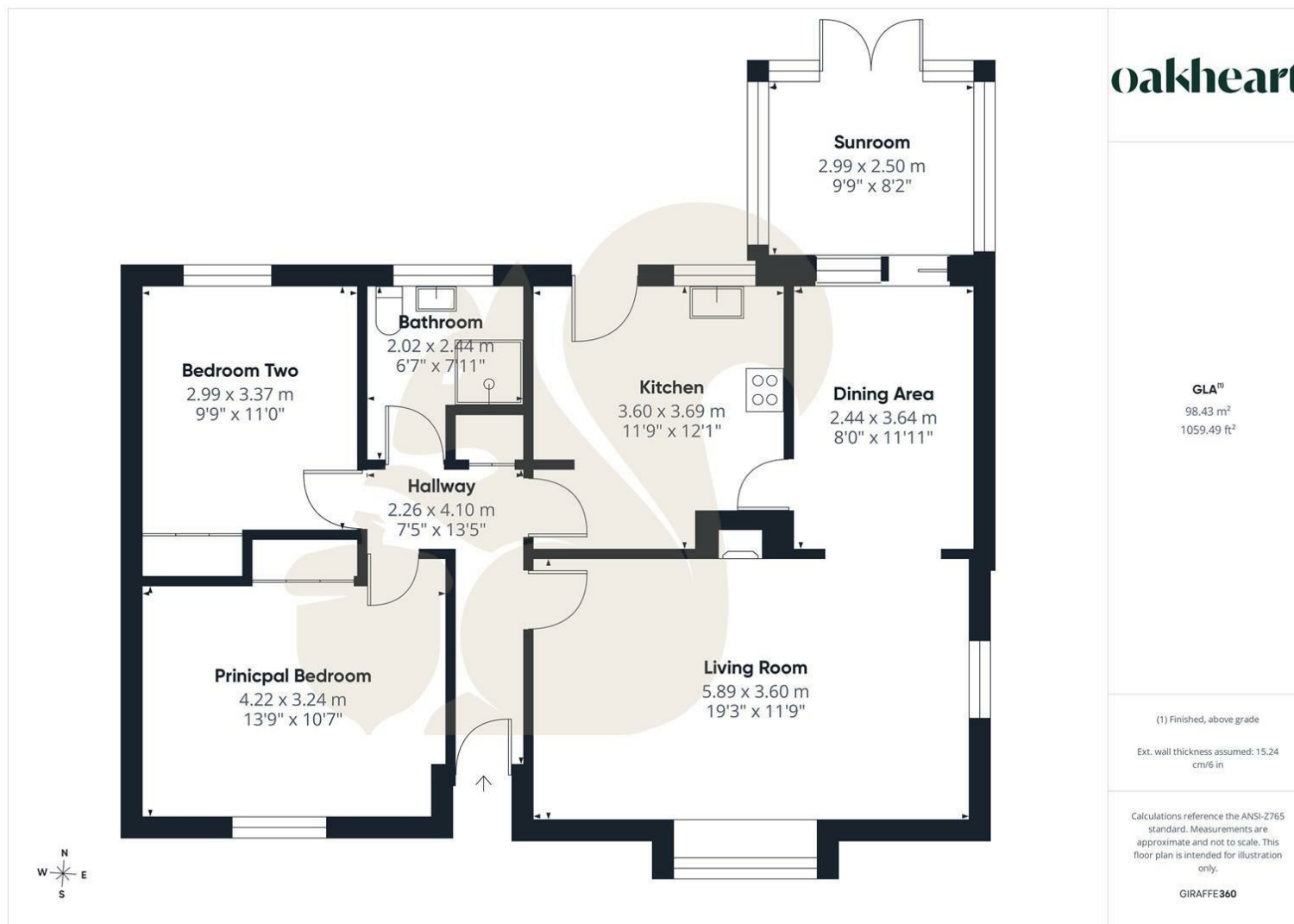
Although the bungalow would benefit from a programme of modernisation, it offers excellent scope to update, reconfigure or extend (subject to the necessary planning permissions), making it an ideal purchase for down sizers, investors or those seeking to create a bespoke home in one of Essex's most desirable coastal locations.











Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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