

oakheart

67

£495,000

Offers In Excess Of  
St. Peters Road, West Mersea

This beautifully refurbished three double bedroom detached bungalow is situated in a sought-after location on St. Peters Road in West Mersea, with a road at the end of the street leading directly to the beach. Offering spacious and versatile accommodation throughout, the property has been comprehensively modernised to a high standard and is presented in excellent decorative order.

The accommodation comprises a welcoming entrance hall leading to a generous living space, three well-proportioned double bedrooms, a stylish family bathroom, and a contemporary en-suite shower room serving the principal bedroom. At the heart of the home is a stunning newly fitted kitchen

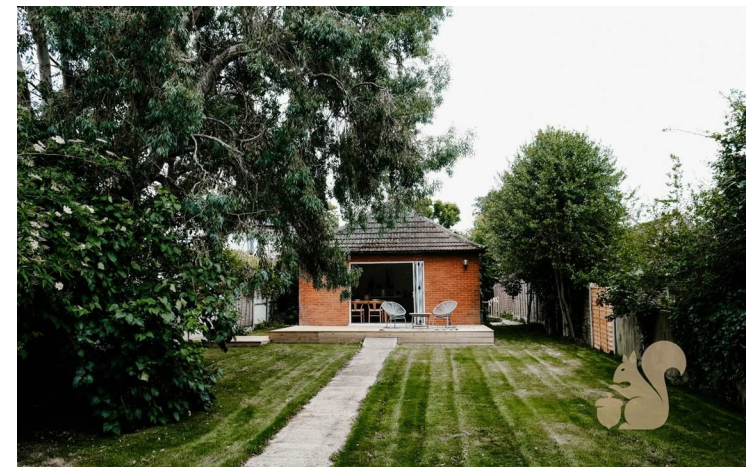
featuring modern cabinetry, quality work surfaces, and ample space for cooking and entertaining. A separate utility room provides additional practicality and storage.

Extensive improvements carried out by the current owners include a new kitchen, new bathroom and en-suite facilities, complete redecoration, and new flooring throughout, creating a fresh and modern living environment ready for immediate occupation.

Externally, the property benefits from attractive west-facing rear gardens, ideal for enjoying afternoon and evening sunshine, outdoor dining, and

entertaining. The detached bungalow enjoys a desirable coastal setting within easy reach of West Mersea's beach, waterfront, local amenities, shops, cafés, and restaurants, making it an excellent permanent residence, holiday home, or retirement property.

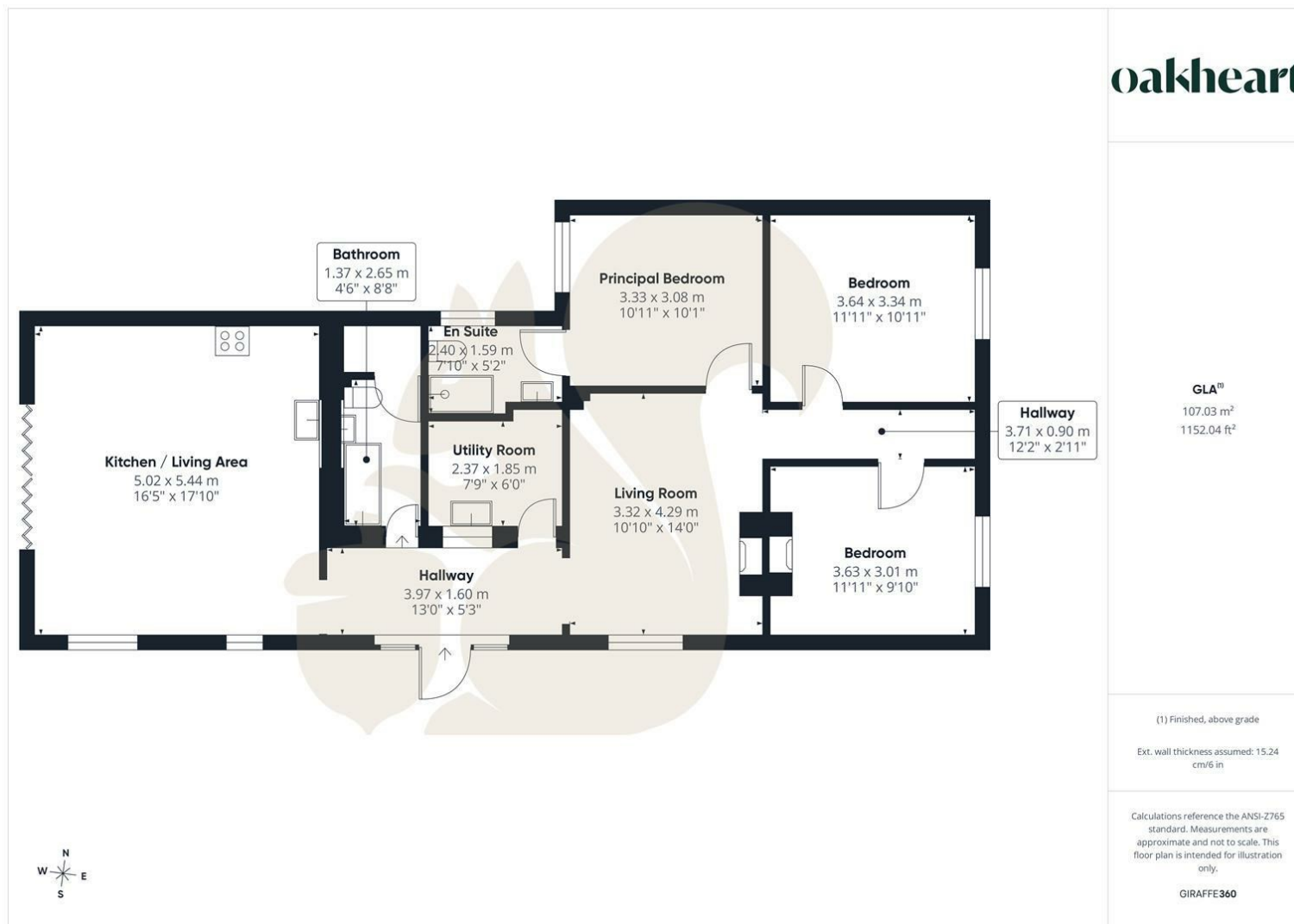
An early viewing is highly recommended to fully appreciate the quality of accommodation, generous room sizes, and enviable location close to the seafront.











Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
D

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (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>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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