

oakheart



£425,000

Colchester Road, West Mersea, Colchester

Occupying a generous corner plot on the ever-popular Colchester Road, this detached two-bedroom bungalow presents an exciting opportunity for buyers looking to modernise, extend or redevelop (subject to the necessary planning permissions) in one of West Mersea's most desirable locations. Offered to the market with no onward chain, the property is ideal for those seeking a straightforward purchase.

Ideally positioned within easy reach of local shops, amenities and transport links, the bungalow offers well-proportioned accommodation

throughout. The welcoming entrance hall leads to a spacious living room, a separate fitted kitchen, two generous double bedrooms and a family bathroom, all providing an excellent foundation for refurbishment and personalisation.

A particular highlight is the impressive 27ft sunroom, which spans the rear of the property and offers a versatile additional reception space. The sunroom also provides internal access to the garage, creating further possibilities for conversion into additional living accommodation, a home

office or hobby space, subject to the necessary consents.

Externally, the property benefits from wrap-around gardens that make the most of its corner plot position, offering ample space for landscaping, extension or redevelopment (STPP). A detached single garage and private driveway provide off-road parking for two vehicles.

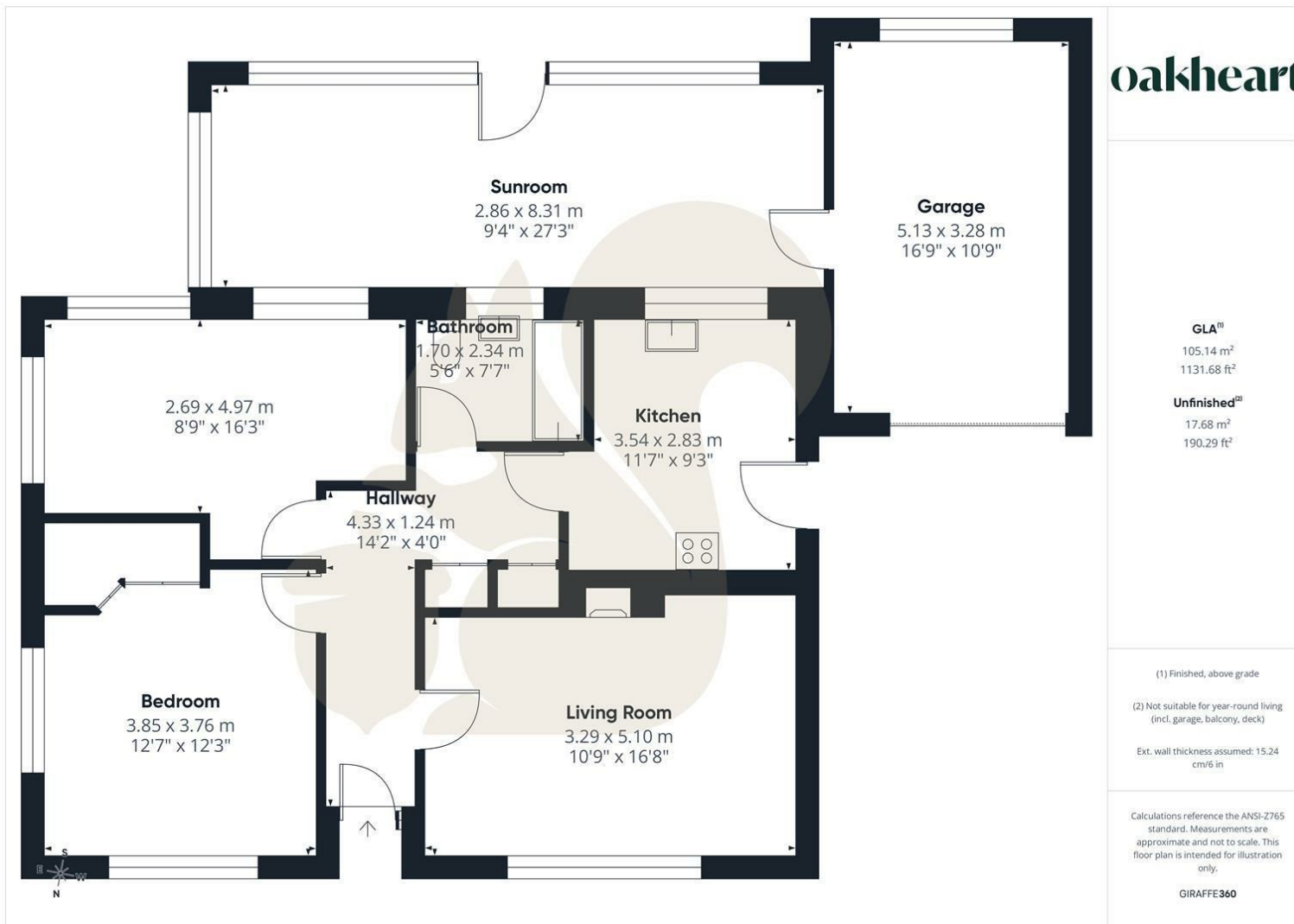
Combining generous accommodation, a substantial plot and outstanding scope for enhancement, this is a rare opportunity to acquire a detached bungalow in a sought-after coastal location.











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.

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