

oakheart



£395,000

Asking Price

Thornwood Close, West Mersea, Colchester

Nestled in a quiet cul-de-sac in the sought-after coastal town of West Mersea, this three-bedroom detached home offers an excellent opportunity for buyers looking for a modern home with the ability to add value and 'make it their own'.

The home provides well-proportioned accommodation throughout and benefits from a practical layout. The ground floor features a spacious living/dining area leading into a generous garden room - perfect for relaxing at any time of the day or entertaining friends or family and putting the world to right. The modern kitchen, filled with light from and views onto the south facing garden, has an abundance of units, integrated electric hob and eye level oven. Off the kitchen, the former garage now provides useful storage space, a breakfast area and utility. Upstairs, there are three bedrooms, two doubles, and a family bathroom.

Externally, the property enjoys a south-facing rear garden, with a generous paved patio, good size summer house, selection of mature shrubs and plants, the remainder is laid to lawn. Perfect for enjoying sunlight throughout the day and ideal for outdoor entertaining, or future landscaping projects.

To the front, there is off-street parking for three to four vehicles, providing convenient parking for residents and visitors alike.

Situated in a peaceful cul-de-sac location and a key feature is the short walk to beach. The home is within easy reach of local amenities, and the charming shops, cafés and restaurants that West Mersea is known for.

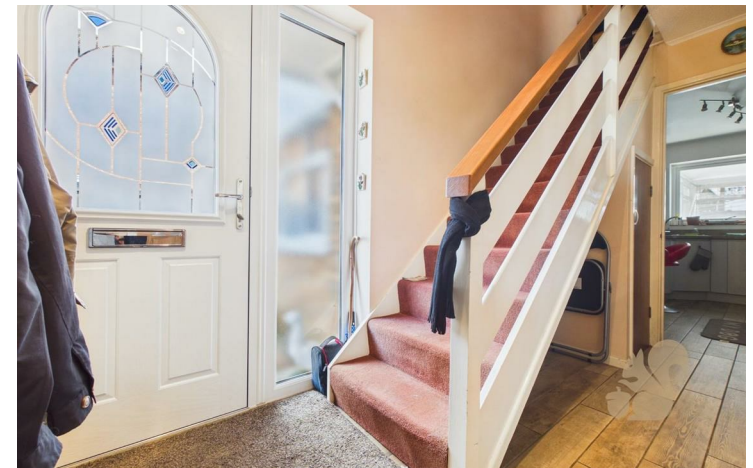
This property presents a fantastic opportunity for anyone looking for convenience, privacy and leisurely or dog walks on the beach.

COUNCIL TAX = D / £2192 pa

Mobile services = 4G and 5G (Subject to Network)

Broadband = Up to 910 Mbps (Subject to Subscription)

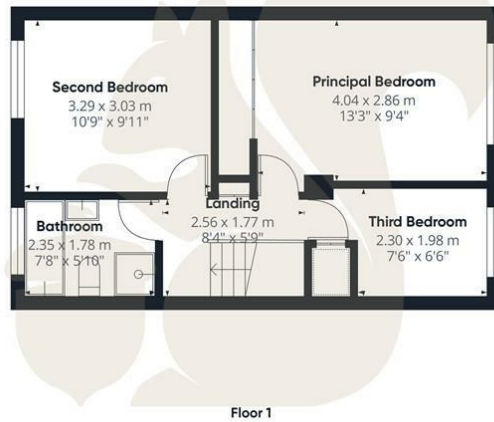
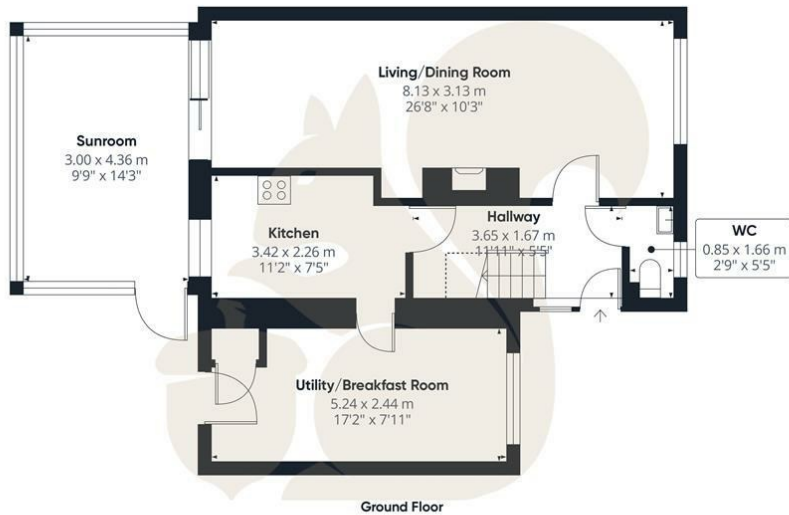
Services = Mains water, drainage, oil fired central heating











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Approximate total area⁽¹⁾

102 m²
1097 ft²

Reduced headroom

1.2 m²
13 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:


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		70
(39-54) E	54	
(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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