



Trinity Close, CO5 8RW

Asking price £395,000



Situated within a quiet cul-de-sac, this well presented detached bungalow is ideally located within a central village spot allowing easy access to a selection of amenities including a Tesco convenience store. The property itself is on one level, of a good size and ready to be moved straight into with no onward chain.

Access is gained via an entrance hall with the accommodation comprising of; a good size lounge that leads to a conservatory, fitted kitchen with plenty of worktop space, a family shower room and two generously sized bedrooms.

Externally, a garage offers space to park a motor vehicle or use for storage given the driveway provides parking for multiple cars. The rear garden is well maintained, mostly laid to turf and is South facing.

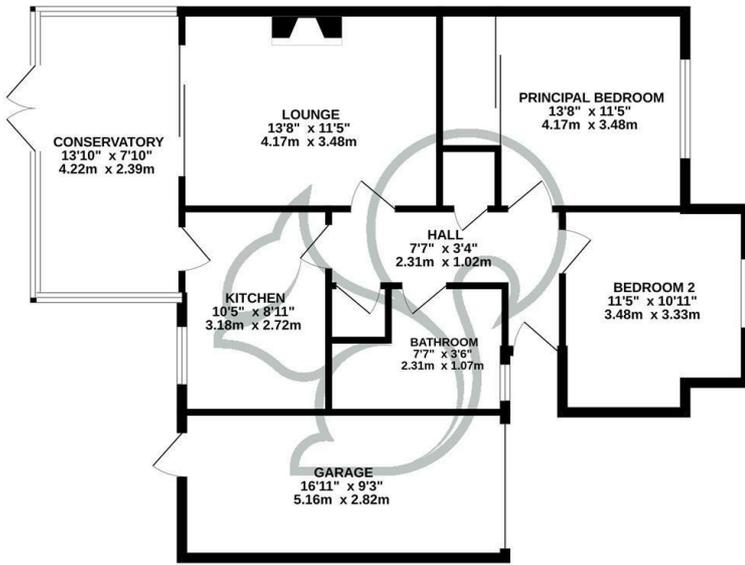
Please call Oakheart Mersea to arrange an internal inspection.

Viewing

Please contact our Oakheart Mersea Office on 01206 382191 if you wish to arrange a viewing appointment for this property or require further information.

- Two Double Bedroom Detached Bungalow
- Quiet Cul De Sac
- Well Presented Throughout
- Conservatory
- Shower Room
- Modern Property
- South Facing Rear Garden 51' X 38'
- Garage
- Off Road Parking
- No Onward Chain

GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, occasional floor, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			50
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.