

oakheart

oakheart  
for sale  
oakheart.co.uk

£315,000

Offers In Excess Of  
Queen Anne Gardens, West Mersea



This charming three-bedroom semi-detached home is located in the sought-after Queen Anne Gardens, offering a perfect blend of comfort, convenience, and style. The property is ideal for families, first-time buyers, or investors seeking a well-situated and spacious home.

As you enter, you are welcomed by a bright and airy atmosphere that flows throughout the property. The

highlight of the ground floor is the generously sized living room, which provides ample space for both relaxation and entertaining. Large windows allow natural light to flood the space, creating a warm and inviting environment.

The property boasts a west-facing garden, offering a private and tranquil outdoor retreat. Whether you're enjoying sunny afternoons, hosting gatherings, or

gardening, this space is perfect for making the most of outdoor living.

Practicality is a key feature, with off-road parking providing convenience and peace of mind for homeowners and visitors alike. Additionally, the home is offered with no onward chain, ensuring a smooth and hassle-free purchasing process.





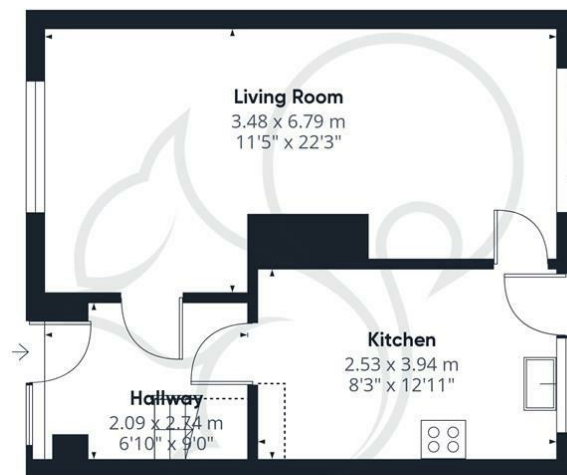












Ground Floor



Floor 1

**oakheart**

**Approximate total area<sup>(1)</sup>**

72.88 m<sup>2</sup>  
784.47 ft<sup>2</sup>

**Reduced headroom**

1.32 m<sup>2</sup>  
14.22 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Local Authority:**

Colchester


**Tenure:**

Freehold

**Council Tax Band:**

C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

Oakheart Mersea

01206 382191

mersea@oakheart.co.uk

34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

**oakheart**