

oakheart



£345,000

Asking Price

Trinity Close, West Mersea

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.

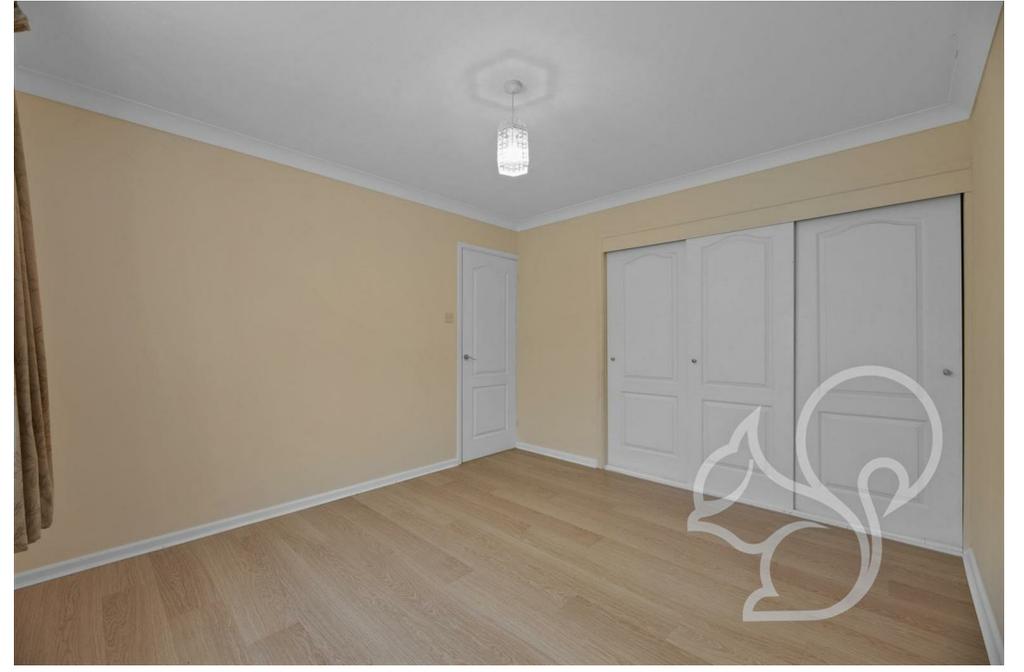
Externally, a garage offers space to park a motor vehicle or use for storage given the driveway provides parking for multiple cars. The rear garden is well

maintained, mostly laid to turf and is South facing.

Please call Oakheart Mersea to arrange an internal inspection.

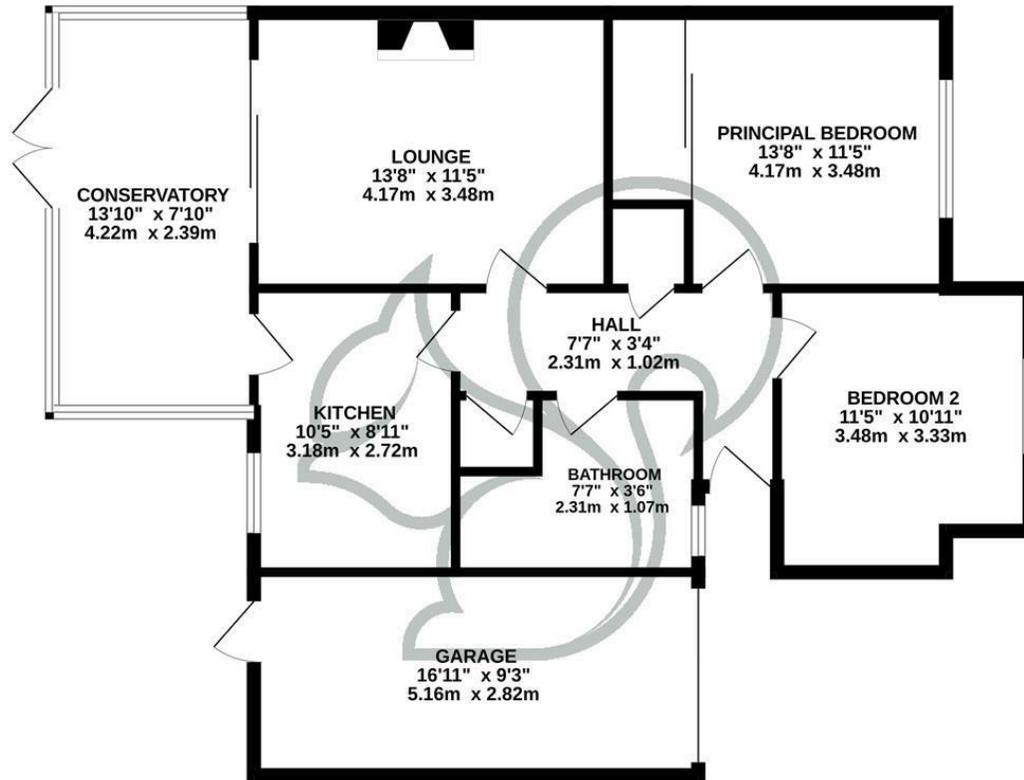








GROUND FLOOR  
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority:

Tenure:  
Freehold

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</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 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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