

oakheart

£350,000

Offers In Excess Of
Victory Road, West Mersea

Oakheart Mersea are pleased to present to the market this three double bedroom detached bungalow in the Anchorage location of Victory Road. You are introduced to the property via the entrance hall which leads you to all rooms. The kitchen diner has French doors to rear aspect and a stable door to side aspect also offering space for an American style fridge\freezer. Extensive square edge granite work surfaces with a range of high level and low

level cupboards and drawers. The lounge offers French doors and a single patio door to rear aspect and multiple windows, integrated bookshelves and a multi-fuel burner on a tiled slab. The principle bedroom has a bay window to the front aspect, en suite with panelled bath, sink, vanity unit and low level WC. The second bedroom has a bay window to the front aspect and the third bedroom has a window to the side aspect. There is also a Shower room which

incorporates a double walk in shower, contemporary style sink and wall mounted heated towel rail. The rear garden offers a verandah with artificial grass, an extensive paved area forming a patio bordering the house. A mixture of shrubs and evergreens to borders, two sheds, extensive lawn area and a paved path to the side with gated access to the front.

For an Internal Inspection please call Oakheart Mersea.

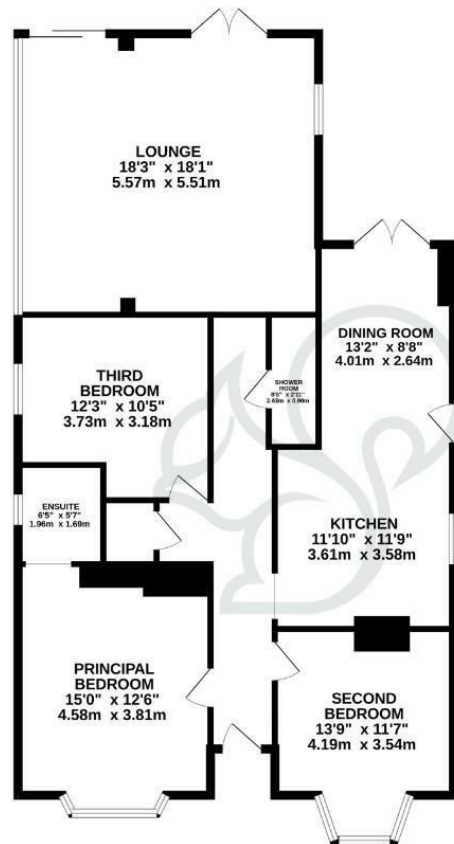








GROUND FLOOR
1260 sq.ft. (117.0 sq.m.) approx.



TOTAL FLOOR AREA: 1260 sq.ft. (117.0 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:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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