

oakheart



£395,000

Offers In Excess Of
Firs Chase, West Mersea

Situated within the heart of the sought after anchorage area of West Mersea this charming two bedroom cottage has been recently fully refurbished highlights include recently installed kitchen and bathroom, new double glazed windows and doors, recently plastered and insulated walls, new oak flooring throughout.No onward chain.

On the ground floor the cottage is accessed via the stable door the lounge has double glazed sash window

to front and log burner, the inner hallway leads to the kitchen diner with twin (automatic) Velux skylights and oversized patio door making this a wonderfully light room, the kitchen benefits from multiple low and high level high gloss cupboards and a range of Bosch integrated appliances. The bathroom has Vitra tiles to the majority of walls, a metal Bette bath with rainfall shower head above and a contemporary style rectangular sink. On the first floor the Principle bedroom has two sash windows looking out over the lane, exposed floorboards and a

contemporary style vertical radiator, the second bedroom has two sash windows overlooking the rear gardens.

The rear garden is split level with a decked area stepping up to the lawn with flowerbeds to some borders.To the front of the property there is a low wall with a feature slate bed and steps up to the front door.

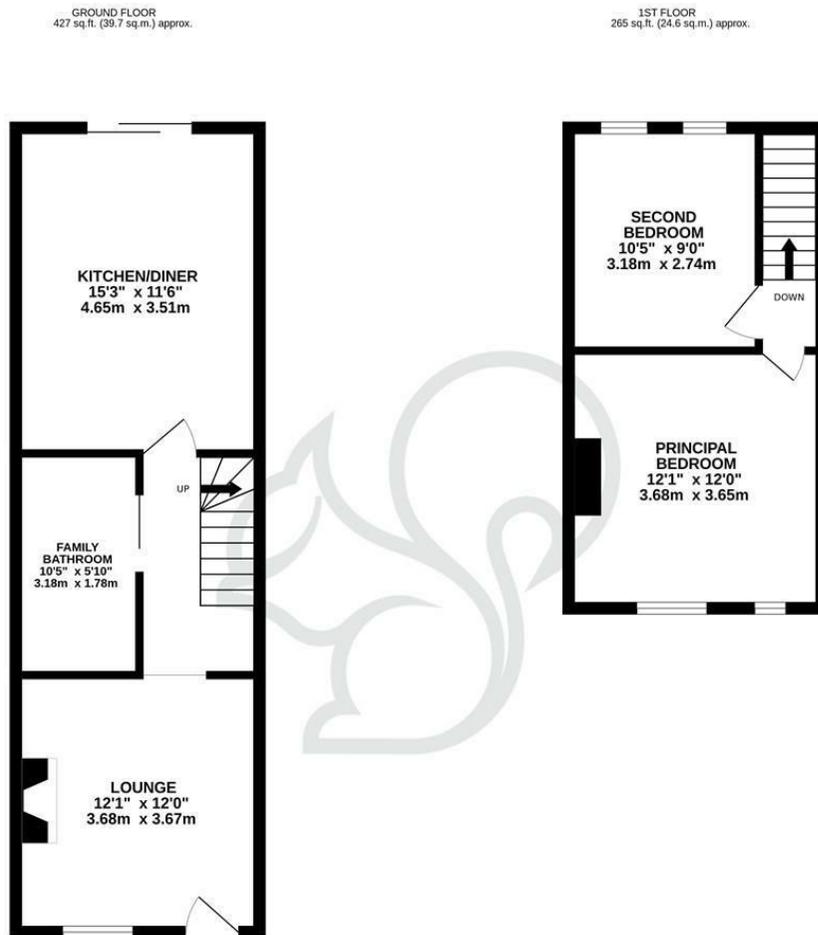
For an internal inspection please call Oakheart Mersea.











TOTAL FLOOR AREA: 693 sq.ft. (64.3 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 is given as to their operability or efficiency can be given.
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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
B

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			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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