



Spruce Close, CO5 8PU

Guide price £475,000



Guide Price £475,000 - £500,000 We are proud to present to the market this superbly presented three bedroom detached bungalow, situated on a generous plot and well located within this quiet cul de sac, attributes include, a spacious L-shaped lounge - dining room (14'3" x 16'8" + 9'9" x 9") with double glazed French doors out to the gardens, development potential (STPP), two double bedroom's with fitted wardrobes, bedroom three/study, modern fitted bathroom, modern fitted kitchen, generous rear garden 58' X 55', off road parking and garage, early viewing strongly advised.

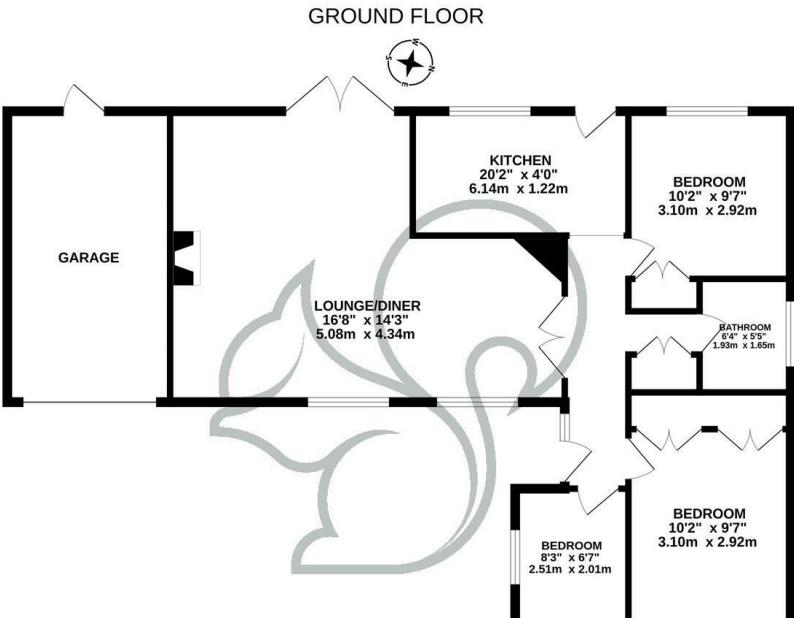
Please call Oakheart Mersea to arrange an internal viewing.

- Three Bedroom Detached Bungalow
- Quiet Cul De Sac Location
- Move Straight In
- Spacious Lounge/Diner 16'8" x 14'3" + 9'9" x 9'8"
- Modern Fitted Kitchen
- Principal Bedroom 11'5" x 9'8" with Double Fitted Wardrobe
- Rear Garden 58' x 55' Max Red to 29'
- Development Potential (STPP)
- Off Road Parking and Garage
- Enclosed Rear Garden

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.



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 will be taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		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 firms employment has the authority to make or give any representation or warranty in respect of the property.