

oakheart

£1,600 Per Month

Per Month

Rosebank Road, West Mersea

Welcome to this beautifully presented detached 3-bedroom residence located in the picturesque setting of Mersea. This modern home boasts an array of appealing features, making it the perfect sanctuary for families and individuals alike. Upon entering, you are greeted by a spacious lounge/diner that provides an inviting atmosphere for both relaxation and entertaining. The abundant natural light enhances the sense of space, creating a warm and welcoming

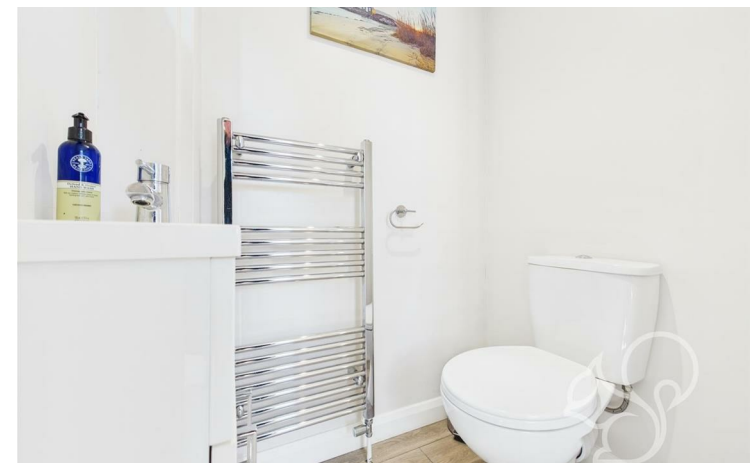
environment.

The property includes three generously sized double bedrooms, each thoughtfully designed to maximize comfort and style. These large rooms offer ample storage and versatility, accommodating various layouts to suit your needs. The modern finishes throughout the home ensure a sleek and stylish aesthetic, making it easy to move in and start enjoying your new space right

away. The contemporary kitchen is well-equipped, ideal for cooking and gatherings.

Step outside to discover a well-maintained rear garden, perfect for outdoor activities, gardening, or simply unwinding in the sun. The property also features a convenient driveway and a garage, providing ample parking and storage options.

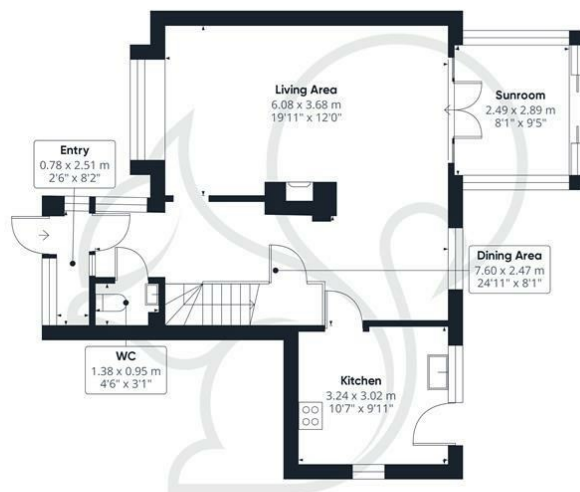
Call the Oakheart lettings team for further information.



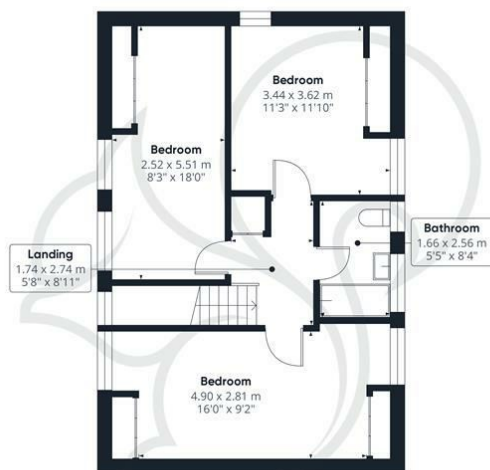








Ground Floor



Floor 1

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Approximate total area^m

112.71 m²
1213.19 ft²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:
Colchester

Tenure:

Council Tax Band:
E

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 82 |
| (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 | |

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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