



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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3 Yorick Road

West Mersea

Essex

CO5 8HT

£495,000



Two double bedroom detached bungalow

Central location in West Mersea

Driveway with parking

Kitchen/diner

Lounge and conservatory

Gas fired central heating

Extension potential stp

No onward chain

Game Estates are delighted to offer this two double bedroom detached bungalow in a popular location on West Mersea, close to the shops, bus stop and post office and beach. Sweeping driveway. Kitchen/diner, lounge and conservatory, family shower room, good size plot, gas fired central heating, development potential, no onward chain.

Open entrance porch 5' 0" x 2' 5" (1.52m x 0.74m)  
Brick built with tiled floor.

Entrance Hall 13' 9" x 4' 11" (4.19m x 1.50m)  
Part obscure glazed entrance door, radiator, loft access (unchecked), doors to:

Lounge 15' 6" x 11' 11" (4.72m x 3.63m)  
Bay window to front aspect, fireplace, triangular feature window to side aspect, radiator.

Kitchen/diner 18' 2" x 10' 4" (5.54m x 3.15m)  
Comprehensive range of units comprising work surfaces with inset stainless steel sink with mixer tap, drawers and cupboards under, fitted double oven, inset hob with extractor hood over, skylight, breakfast bar, laminate style floor, radiator, downlighters, glazed door to lounge, glazed door to conservatory.

Utility Room 5' 5" x 3' 3" (1.65m x 0.99m)  
Gas boiler.

Conservatory 16' 0" x 5' 3" extending to 13' 6" x 5' 6" (4.88m x 1.60m)  
'L' shaped, windows to rear and side aspects, door to utility room, part glazed doors to front and rear aspects.

Bedroom 1 11' 11" x 10' 11" (3.63m x 3.33m)  
Window to front aspect, fitted triple wardrobe, feature triangle window to side aspect, radiator.

Bedroom 2 10' 11" x 10' 11" (3.33m x 3.33m)  
Window to rear aspect, fitted wardrobe, radiator.

Family Bathroom 6' 8" x 6' 5" (2.03m x 1.96m)  
White suite comprising enclosed shower, wash basin in vanity unit with mixer tap, close coupled w.c, part tiled to walls, downlighters, radiator, obscure window to rear aspect.

Side Garden 19' 3" x 6' 4" (5.87m x 1.93m)  
Covered, wooden gate to front aspect, block paved, outside power socket.

Rear Garden 50' 0" x 39' 0" (15.24m x 11.89m)  
Laid to lawn, timber fencing to boundaries, greenhouse, two timber sheds, covered storage area.

Front Garden: 51' 0" x 41' 0" (15.54m x 12.50m)  
Low level timber fencing to boundaries, block paved driveway, laid to lawn, mature shrubs, timber gate to rear aspect.

Council Tax Band: D



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This floor plan is not to scale and is for illustrative purposes only.  
We make no guarantee, warranty or representation as to its accuracy and completeness.





