



GAME ESTATES

PROPERTY SALES & LETTINGS

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9 Beverley Avenue

West Mersea

Essex

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£335,000



Two/three bedroom semi-detached bungalow

Cul-de-sac location in West Mersea

Garage & driveway with parking for 3 vehicles

Kitchen/diner

Lounge/diner with coal fire

Utility Room and en-suite w.c

Extension potential stp

No onward chain

Game Estates are delighted to offer this two/three bedroom semi-detached bungalow in a popular location in a cul-de-sac off of Empress Avenue on West Mersea, close to the bus stop and beach. Garage & driveway. Kitchen/diner, utility room, lounge/diner with open coal fire, family bathroom requiring modernisation, en-suite w.c, good size plot, development potential, no onward chain. EPC Rating: F

Entrance hall

`L shape`, obscure glazed entrance door, storage radiator, doors to:

Lounge/diner 23' 11" x 12' 6" (7.29m x 3.81m)

Windows to front and rear aspects, tiled fireplace with coal fire, two storage radiators.

Kitchen 11' 10" x 10' 5" (3.61m x 3.17m)

Previously a bedroom, work surfaces with inset stainless steel sink unit, drawers and cupboards under, spaces for cooker and fridge, wall mounted heated towel rail, window to front aspect, larder cupboard.

Utility Room 11' 9" x 8' 4" (3.58m x 2.54m)

Window and part glazed door to rear garden, stainless steel sink unit with cupboards under, spaces for washing machine and freezer, work surface.

Family bathroom 6' 9" x 5' 7" (2.06m x 1.70m)

Pastel suite comprising panel bath with mixer tap shower attachment, low level w.c, wall mounted wash basin, high level window to front aspect.

Bedroom 1 12' 2" x 11' 9" (3.71m x 3.58m)

Window to rear garden, 2 x fitted wardrobe, immersion cupboard, loft access (unchecked).

Bedroom 2 8' 6" x 6' 10" (2.59m x 2.08m)

Window to side aspect, door to en-suite w.c.

En-suite w.c 4' 1" x 2' 2" (1.24m x 0.66m)

Low level w.c, obscure window to side aspect.

Garage 16' 3" x 8' 8" (4.95m x 2.64m)

Up and over door, power and light connected.

Rear Garden 71' 5" x 40' 0" (21.77m x 12.19m)

Laid to lawn, mature trees and shrubs, panel fencing to boundaries, paved patio, timber shed, gate to front aspect.

Front Garden 44' 0" x 19' 5" (13.41m x 5.92m)

Laid to lawn, low level fence to front boundary.

Side garden 35' 7" x 7' 0" (10.85m x 2.13m)

Gate to front driveway

Side driveway

Previously a car port.



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