



GAME ESTATES

PROPERTY SALES & LETTINGS

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48 High Street
West Mersea
Essex
CO5 8QA

www.Game-Estates.co.uk

£375,000



- **Three-bedroom semi-detached property**
- **Central location**
- **Garage**
- **Lounge**
- **Dining room**
- **Family bathroom**
- **Gas fired central heating**
- **Character Property**
- **Built in 1885**
- **Good size rear garden**

This charming Three Bedroom Victorian cottage is located centrally on the beautiful island of West Mersea. The large open plan lounge. Diner leading to the kitchen makes this family home perfect for entertaining and a growing family. This cottage is complimented with a garage and a good size rear garden for the family to enjoy all year round.

Conveniently located on the Island to be able to walk into the centre of West Mersey and enjoy all the amenities the island has to offer, a short walk to the coastline pubs restaurants and shops.

Entrance Lobby

4' 8" x 3' 3" (1.42m x 0.99m)

Part obscure glazed entrance door, opening to lounge.

Lounge

13' 0" x 12' 7" (3.96m x 3.84m)

Bay window to front aspect, window to side aspect, radiator, opening to dining room.

Dining Room

12' 9" x 10' 6" (3.89m x 3.20m)

Stairs to first floor, windows to rear and side aspects, sliding door to kitchen, understairs cupboard.

Kitchen

12' 6" x 7' 0" (3.81m x 2.13m)

Range of units comprising work surfaces with inset stainless steel sink unit with mixer tap, drawers and cupboards under, fitted oven, inset hob, window to side aspect, space for washing machine, larder cupboard, door to rear lobby.

Rear Lobby

12' 6" x 7' 0" (3.81m x 2.13m)

Obscure glazed door to side aspect, boiler, tiled floor, storage cupboard, window to side aspect, door to bathroom.

Family Bathroom

7' 6" x 6' 6" (2.29m x 1.98m)

White suite comprising of bath with shower over and shower screen, close coupled WC, wash basin in vanity unit with mixer tap, wall mounted heated towel rail, part tiled to walls, obscure window to rear aspect.

Bedroom 1

12' 9" x 10' 0" (3.89m x 3.05m)

Window to front aspect, radiator

Bedroom 2

10' 6" x 9' 6" (3.20m x 2.90m)

Window to side aspect, built-in wardrobe, door leading to 3rd bedroom, radiator

Bedroom 3

9' 6" x 7' 0" (2.90m x 2.13m)

Sash window to rear aspect, access to the loft space, (unchecked), radiator.

Spare room

Now empty but previously housed a toilet.

Garage

18' 0" x 8' (5.49m x 2.44m)

Double opening doors, windows to side and door to the garden

Garden

75' 0" x 25' 0" (22.86m x 7.62m)

Fencing to boundaries, courtyard area, lawn, patio area, mature trees, gate to front aspect.


Front Garden

Low level ornate brick wall to boundary, lawn, shrub and flower borders

Council Tax Band: C**EPC Rating: D**

All measurements are taken manually and whilst every care is taken with their accuracy, they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		106
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: West Mersea, CO5 8QA

