



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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25 Suffolk Avenue  
West Mersea  
Essex  
CO5 8ER

£485,000



Detached Bungalow  
Three Bedrooms  
Recently renovated with fresh paint and new carpets throughout.  
Garage

Driveway  
Tranquil cul-de-sac location  
Conveniently situated near local amenities  
Perfect blend of comfort, style, and functionality  
Chain Free

Game Estates proudly presents this charming three-bedroom detached bungalow, nestled in a serene cul-de-sac in the heart of West Mersea. Recently renovated with fresh paint and new carpets, this home exudes a renewed sense of freshness, ready to welcome its new owners.

Step into the sprawling back garden paradise, complete with a convenient garage, charming greenhouse, and a generously sized shed at the bottom. The architectural archway gracefully guides you along the garden path, leading to a sanctuary of serenity and natural splendour that is sure to captivate garden lovers and outdoor enthusiasts alike.

- Porch: 4' 0" x 4' 1" (1.22m x 1.24m)  
Obscure glazed panel and part obscure glazed entrance door, arch to Hall.
- Hall: 5' 7" x 19' 2" (1.70m x 5.84m)  
Two radiators, loft access, (unchecked) recessed cupboard housing oil boiler and immersion tank, storage cupboard
- Lounge: 17' 11" x 10' 11" (5.46m x 3.33m)  
Window to front aspect, two radiators, patio door to rear garden, open yorkstone fireplace, obscure glazed panel to side aspect.
- Kitchen: 12' 4" x 10' 5" (3.76m x 3.17m)  
Work surfaces with inset stainless steel sink with mixer tap, drawers and cupboards under, part glazed door to rear garden, double oven with extractor, radiator, laminate flooring, window to rear garden, borrowed light window to hallway.
- Pantry: 3' 4" x 4' 11" (1.02m x 1.50m)  
Window to side aspect, shelving.
- Bedroom 1: 10' 3" x 12' 10" (3.12m x 3.91m)  
Window to rear garden, radiator, built in wardrobes.
- Bedroom 2: 9' 11" x 10' 7" (3.02m x 3.23m)  
Window to front aspect, radiator.
- Bedroom 3: 10' 6" x 9' 1" (3.20m x 2.77m)  
Window to front aspect, radiator, oval obscured window.
- Bathroom: 7' 4" x 5' 6" (2.24m x 1.68m)  
Panel bath with shower over, wall mounted heated towel rail, pedestal wash basin, obscure window to side aspect, fully tiled.
- Garage: 23' 4" x 11' 4" (7.11m x 3.45m)  
Electric door, windows to rear and side aspects.
- Rear Garden: 100' 0" x 48' 0" (30.48m x 14.63m)  
Beautiful landscaped garden, laid to lawn, panel fencing to boundaries, paved patio, oil tank, double opening gate to front aspect, greenhouse, corrugated shed, gate to front aspect.
- Front Garden  
Block paved driveway with parking for several vehicles, lawn, mature trees and shrubs, low level brick wall to boundary.
- Council Tax Band: 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 performance certificate (EPC)

25 Suffolk Avenue West Mersea COLCHESTER CO5 8ER	Energy rating <b>E</b>	Valid until: 4 April 2033
		Certificate number: 0450-1004-9294-5387-7200

Property type Detached bungalow

Total floor area 84 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

