



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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Mersea, Essex,  
CO5 8PY

Offers in excess of £380,000



2/3 bedroom detached bungalow

Lounge/diner

Un-overlooked rear garden

Cul-de-Sac location

Integral garage & driveway

Conservatory

Shower room

Chain Free

We are delighted to present this charming detached bungalow, located in a peaceful cul-de-sac perfect for retirees seeking tranquility and relaxation. Boasting two cosy bedrooms and a well-appointed bathroom, this property offers a comfortable and convenient living space.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

### **Entrance Hall**

`L` shaped, double recessed immersion cupboard, radiator, modern consumer unit, loft access (part boarded, insulated with ladder, doors to

### **Lounge/ diner 18' 1" reducing to 8' 10" x 16' 10" reducing to 9' 7"**

Windows to front and rear aspects, feature fireplace with electric fire, two radiators, double opening doors to hallway.

### **Kitchen 13' 10" x 7' 3" (4.22m x 2.21m)**

Range of work surfaces with drawers and cupboards under, double oven, fridge/freezer, washing machine and dishwasher, inset stainless steel sink, tiled splashback, part glazed door to lean to.

### **Lean-to 18' 1" x 3' 2" (5.51m x 0.97m)**

Obscure doors front and rear aspects, polycarbonate roof, tiled floor.

### **Bedroom 1 11' 6" x 9' 8" (3.51m x 2.95m)**

Window to rear aspect, radiator, fitted mirrored four door wardrobe.

### **Bedroom 2**

Currently used as a dining room, recessed double cupboard, double opening casement doors to conservatory.

### **Conservatory 11' 1" x 9' 11" (3.38m x 3.02m)**

Of brick and glazed construction, tiled floor, radiator, power connected, double opening casement doors to garden.

### **Bedroom 3**

Window to front aspect, radiator, fitted single wardrobe, eye level cabinets, laminate floor.

### **Bathroom 7' 2" x 5' 6" (2.18m x 1.68m)**

Walk in shower, low level WC, pedestal wash basin, radiator, fully tiled, obscure window to rear aspect.

### **Integral Garage**

Electric door.

### **Rear Garden 40' 0" x 38' 0" (12.19m x 11.58m)**

Beautifully presented, un-overlooked, laid to lawn, paved patio, water tap, timber fencing to boundaries, timber shed, wall mounted oil boiler, plastic bunded tank.

### **Council tax band: D £1943.35 per annum**

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.



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We make no guarantee, warranty or representation as to its accuracy and completeness.



