



GAME ESTATES

PROPERTY SALES & LETTINGS

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28 Chatsworth Road

West Mersea

Essex

CO5 8RF

£310,000



Two bedroom end terrace property

Modern design

Enclosed west facing rear garden

Excellent condition throughout

Off road parking

Further allocated parking

EPC Rating: D

Chain free

Game Estates are delighted to offer this two bedroom modern end terrace property. Off road parking and further allocated parking. Modern storage heaters, west facing enclosed rear garden, shower room. in excellent condition throughout. Chain free.

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.

- **Kitchen**

8' 9" x 12' 9" (2.67m x 3.89m)

Modern kitchen with a range of units comprising roll top work surfaces with inset sink with mixer tap, tiled splashback, drawers and cupboards under, fridge, fitted oven with extractor over, washing machine, eye level cabinets, tiled floor, radiator, window and part glazed entrance door.

- **Lounge**

12' 3" x 12' 9" (3.73m x 3.89m)

Stairs to first floor with timber balustrade, window and part glazed door to rear garden, radiator.

- **Landing**

Radiator, immersion cupboard, doors to:

- **Bedroom 1**

9' 3" x 9' 7" (2.82m x 2.92m)

Window to rear garden, radiator, recessed wardrobe.

- **Bedroom 2**

6' 3" x 11' 4" (1.91m x 3.45m)

Window to front aspect, fitted double wardrobe.

- **Shower Room**

5' 7" x 6' 1" (1.70m x 1.85m)

Enclosed shower, wash basin on vanity unit with mixer tap, close coupled WC, wall mounted heated towel rail, obscure window to side aspect.

- **Rear Garden**

West Facing, laid to lawn, triangular shape, gate to front, paved patio area, enclosed by brick walling and timber fencing, gate to front aspect.

- **Shed**

Contents to remain

- **Council Tax Band: B**

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)

28, Chatsworth Road
West Mersea
COLCHESTER
CO5 8RF

Energy rating

D

Valid until:

9 May 2028

Certificate number:

8148-7925-5460-7710-5996

Property type

End-terrace house

Total floor area

50 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 D. It has the potential to be B.

[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		90 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

