



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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28 East Road  
West Mersea  
Essex  
CO5 8EP

£310,000



Three bedroom detached Bungalow

Good size plot

Lounge & dining room

Development potential stp (previously expired  
planning permission for a 4 bed detached house)

Modern kitchen

Double entrances with driveway

Workshop

Chain free

Game Estates are delighted to offer this detached three bedroom timber framed bungalow. Good sized plot, development potential stp (previously expired planning permission for a 4 bed detached house), lounge, dining room, modern kitchen, workshop, chain free. Epc rating: G

- **Entrance Hall**

**8' 2" x 9' 5" (2.49m x 2.87m)**

Part obscure glazed entrance door, loft access (insulated), laminate flooring, window to front aspect, electric radiator, window to side aspect.

- **Lounge**

**11' 11" x 12' 4" (3.63m x 3.76m)**

Square bay window to front aspect, electric fire, laminate flooring.

- **Dining Room**

**17' 4" x 11' 5" (5.28m x 3.48m)**

Window to rear garden, double doors to lounge, laminate flooring, window to the side, double opening doors to the garden, radiator.

- **Kitchen**

**7' 11" x 15' 3" (2.41m x 4.65m)**

Roll top work surfaces with inset sink with mixer tap, tiled splashback, drawers and cupboards under, window to rear garden, space for fridge / freezer, fitted oven, inset hob, extractor, dishwasher, part obscure glass door to side aspect, downlighters.

- **Bedroom 1**

**12' 4" x 9' 10" (3.76m x 3.00m)**

Square bay window to front and window to side aspect, Victorianna fireplace.

- **Bedroom 2**

**12' 10" x 9' 7" (3.91m x 2.92m)**

Window to side aspect and window to rear garden, Victorianna fireplace.

- **Bedroom 3**

**9' 5" x 7' 4" (2.87m x 2.24m)**

Window to rear garden, laminate flooring.

- **Bathroom**

**7' 10" x 8' 3" (2.39m x 2.51m)**

Obscure windows to side and front aspects, wash basin with mixer tap, storage cupboard, wall mounted heated towel rail, close coupled w.c.

- **Front Garden**

**62' 0" x 52' 0" (18.90m x 15.85m)**

Double gates to the side and front driveway with hard standing, laid to lawn, panel fencing to boundaries, gate to rear garden.

- **Rear Garden**

**65' 0" x 20' 11" (19.81m x 6.38m)**

Laid to lawn, water tap x 2, power point, paved patio area, iron gate to front aspect, timber fencing to boundaries.

- **Workshop**

**15' 6" x 8' 11" (4.72m x 2.72m)**

Of timber construction, window to aspect, side, power and light connected.

- **Council Tax Band: E £2186.26 per annum**



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