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# 7 Willoughby Avenue West Mersea Essex

£550,000



Two double bedroom detached bungalow	Conservatory
Double garage on a rear plot	Lounge
Built in 1958	Dining Room
Good sized kitchen/breakfast room	Avenue location
Utility Room	Chain free
Gas central heating	Epc Rating: D

Game Estates are delighted to offer this detached individually styled two bedroomed bungalow situated in an Avenue position leading to the beach. The property was built by a local builder in 1958. A double garage on a small plot is found to the rear of the property. Good sized kitchen/diner, utility room, conservatory, lounge and dining room, chain free.

#### • Hall: 6' 9" x 15' 10" (2.06m x 4.83m)

Entrance door, loft access (unchecked), two radiators, doors to:

#### • Cloakroom: 5' 2" x 3' 4" (1.57m x 1.02m)

Obscure window to rear aspect, pastel suite comprising close coupled WC, wall mounted wash basin, radiator, part tiled.

#### • Lounge: 11' 10" x 21' 7" (3.61m x 6.58m)

Square bay window to front aspect, two further windows to side aspects, two radiators, tiled fireplace.

#### • Dining Room: 10' 8" x 9' 4" (3.25m x 2.84m)

WIndow to side aspect, radiator, patio doors to conservatory.

#### • Kitchen/breakfast Room: 18' 11" x 11' 10" (5.77m x 3.61m)

Range of units comprising roll top work surfaces, inset sink with mixer tap, drawers and cupboards under, window to side aspect, two radiator, oven, sliding door to dining room, utility and hallway.

#### • Utility Room: 8' 1" x 5' 11" (2.46m x 1.80m)

Immersion cupboard, 2 storage cupboards, window to rear garden, butler sink, gas boiler, spaces for dishwasher and washing machine.

#### • Conservatory: 9'1" x 8'11" (2.77m x 2.72m)

Of brick and glazed construction, double casement doors to rear garden, power connected, radiator.

#### • Bedroom 1: 10' 8" x 10' 9" (3.25m x 3.28m)

Window to rear aspect, radiator, recessed wardrobe, sliding door.

#### • Bedroom 2: 10' 8" x 10' 8" (3.25m x 3.25m)

Window to front aspect, radiator, sliding door, recessed wardrobe.

#### • Bathroom: 9' 5" x 7' 10" (2.87m x 2.39m)

Obscure window to rear aspect, bath, mixer tap shower attachment, enclosed shower, close coupled WC, Pedestal wash basin, radiator, part tiled, bidet.

#### • Front Garden

Laid to lawn, dwarf brick wall to front boundary, mature trees and shrubs, double wrought iron gates giving access to driveway.

#### • Double Garage: 18' 5" x 18' 4" (5.61m x 5.59m)

Two up and over doors, brick built, window to side aspect, door to garden.

#### • Rear Garden

Laid to lawn, mature trees and shrubs, paved patio area, wrought iron gate to garages, hedging to inner boundary, water top.

#### • Garage plot: 56' 6" x 36' 6" (17.22m x 11.13m)

Gravelled parking area, timber fencing to boundaries, double opening wrought iron gates.

#### • Council Tax Band: E £2186.26 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.

Energy performance certificate (EPC)				
7 Willoughby Avenue West Mersea COLCHESTER	Energy rating	Valid until:	7 July 2033	
CO5 8AU		Certificate number:	0433-1004-1293-6737-8200	
Property type	C	etached bunga	low	
Total floor area	111 square metres			

## Rules on letting this property

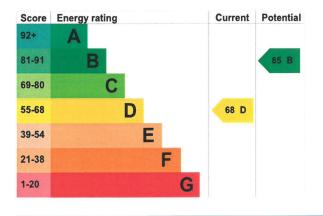
Properties can be let if they have an energy rating from A to E.

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

### **Energy rating and score**

This property's energy rating is D. It has the potential to be B.

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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















