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25 Suffolk Avenue West Mersea Essex CO5 8ER

£475,000



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 culde-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.

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.

• 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 York stone 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)

Beautifull 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

Energy performance certificate (EPC)



Property type	Detached bungalow	
Total floor area	84 square metres	

Rules on letting this property

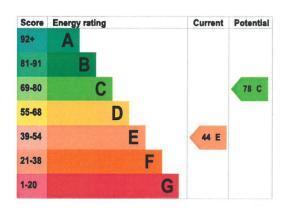
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

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















