



GAME ESTATES

PROPERTY SALES & LETTINGS

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72 Oakwood Avenue
West Mersea
Essex
CO5 8AX

£495,000



Two double bedroom detached Bungalow

Large garden

Driveway

Avenue Location

En- suite / Wet Room

Double Garage

Ample parking

Chain Free

Come and explore this captivating, detached bungalow situated in the desirable Avenue location. This charming property boasts two spacious double bedrooms, along with a wet room and a convenient en-suite. Perfect for those with multiple vehicles, the driveway and large rear garden ensure ample parking and outdoor space. Set on a good-sized plot, this property offers a tranquil retreat with its peaceful, unoverlooked setting. You'll also appreciate the added luxury of a double garage, providing extra storage space or potential for conversion. Enjoy the convenience of a short walk to the beach, where you can relax and unwind by the sea or take a leisurely stroll along the shore. Nearby, you'll discover a variety of local amenities, including shops, restaurants, and entertainment options, making this property an excellent choice for those seeking a coastal lifestyle. Don't miss out on the opportunity to view this exceptional property in person. Book your viewing today and experience the beauty and charm of this seaside sanctuary for yourself.

Entrance porch

Covered with access via a security gate, tiled floor, part glazed entrance door.

Entrance hall

12' 9" x 3' 2" (3.89m x 0.97m)

`L shaped`, double immersion cupboard, laminate floor, radiator, loft access with ladder, doors to:

Bedroom 1

11' 6" x 11' 3" (3.51m x 3.43m)

Fitted six door wardrobes, window to front aspect, radiator.

En-suite

7' 7" x 2' 11" (2.31m x 0.89m)

Enclosed shower, close coupled w.c, pedestal wash basin, wall mounted heated towel rail, obscure window to side aspect.

Bedroom 2

10' 10" x 7' 4" (3.30m x 2.24m)

Fitted four door mirrored wardrobe, window to front aspect, radiator.

Wet Room

6' 4" x 5' 5" (1.93m x 1.65m)

Close coupled w.c, pedestal wash basin, electric shower, wall mounted heated towel rail, obscure window to side aspect.

Lounge

21' 2" x 11' 8" (6.45m x 3.56m)

Double opening casement doors to garden, laminate style floor, window to side aspect, doors to hallway and kitchen.

Kitchen

16' 0" x 11' 2" (4.88m x 3.40m)

Range of work surfaces with double circular steel sinks, drawers and cupboards under, eye level cabinets, single oven, space for dishwasher, tumble dryer and washing machine, downlighters, window and door to rear aspect, gas boiler.

Garage

22' 3" x 16' 5" (6.78m x 5.00m)

Concrete block construction, up and over door, door and window to side aspect, w,c with low level w.c.

Rear Garden

270' 0" x 40' 0" (82.30m x 12.19m)

Laid to lawn, two sheds, covered patio area, double and single gates to front garden, water tap.

Front Garden

46' 7" x 40' 0" (14.20m x 12.19m)

Laid to lawn, two double opening gates.

Council Tax Band: C

Energy performance certificate (EPC)

72 Oakwood Avenue
West Mersea
COLCHESTER
CO5 8AX

Energy rating
D

Valid until: 5 February 2035

Certificate number: 7635-0522-1400-0255-6206

Property type	Detached bungalow
Total floor area	80 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.

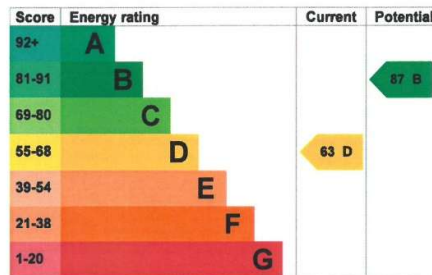
[See how to improve this property's energy efficiency.](#)

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



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.

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.

