



GAME ESTATES

PROPERTY SALES & LETTINGS

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8 Fairhaven Avenue

West Mersea

Essex

CO5 8EZ

£450,000



- Two double bedrooms
- Detached bungalow
- Double garage & driveway
- Rear & Side Gardens
- Avenue Location
- Good size rooms
- Some modernisation required
- Chain free EPC Rating: C

Introducing this charming, detached bungalow situated in a desirable avenue location, just a stone's throw away from the beach. The property boasts good sized rooms, including two bedrooms and a spacious living area. Externally, you'll find a double garage and driveway, providing ample parking space for you and your guests. The rear and side gardens offer a peaceful retreat, perfect for enjoying al fresco dining or simply soaking up the sun. Amenities are conveniently close by, with a bus stop just a short walk away. Whether you're looking to explore the nearby shops, cafes, or even go for a seaside stroll, this property's prime location has it all. Although this property requires some updating, it presents a fantastic opportunity to create your dream coastal getaway.

Entrance Hall

`L shaped`, obscure glazed entrance door, radiator, immersion cupboard, loft access (insulated with loft ladder).

Cloakroom

5' 7" x 2' 10" (1.70m x 0.86m)

Coloured suite comprising close coupled w.c, wall mounted wash basin, part tiled to walls, obscure window to front aspect.

Bedroom 1

14' 10" x 10' 10" (4.52m x 3.30m)

Window to front aspect, recessed double wardrobe, radiator.

Bedroom 2

10' 11" x 9' 6" (3.33m x 2.90m)

Window to front aspect, recessed double wardrobe, radiator.

Lounge/dining room

24' 1" x 16' 7" (7.34m x 5.05m)

Good size with lots of light, York stone fireplace with electric fire, patio doors to rear garden, windows to side aspect, air conditioning unit, door to hallway.

Kitchen

11' 8" x 10' 8" (3.56m x 3.25m)

Double opening part obscure glazed sliding doors from lounge, range of work surfaces with inset hob, extractor over, fitted oven, fridge and freezer, part glazed door and window to side aspect, eye level cabinets.

Family Bathroom

9' 8" x 8' 2" (2.95m x 2.49m)

Good size, coloured suite comprising panel bath, enclosed shower, pedestal wash basin, close coupled w.c, part tiled to walls, radiator, obscure window to side aspect.

Rear Garden

39' 7" x 50' 4" (12.06m x 15.34m)

Laid to lawn, panel fencing to boundaries, air conditioning unit, wrought iron gate to front aspect, open to side garden, greenhouse.

Side Garden

23' 9" x 21' 1" (7.24m x 6.43m)

Paved patio area, outside water tap.

Double Garage

24' 0" x 18' 0" (7.32m x 5.49m)

Electric door, gas boiler, solar panel control unit, workshop structure, power connected.

Front Garden

50' 4" x 25' 3" (15.34m x 7.70m)

Large block paved driveway with parking for several vehicles, double opening wrought iron gates and pedestrian gate.

Solar Panels

Meter in garage

Council Tax Band: E

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.



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