



GAME ESTATES

PROPERTY SALES & LETTINGS

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39 Yorick Road
West Mersea
Essex
CO5 8AJ

£450,000



Three bedroom detached bungalow

Garage

Ample off-road parking

Lounge with open fireplace

Un-overlooked rear garden

No Chain

Central location close to local amenities and beach

Kitchen

Dining room

Shower room

Family bathroom

Conservatory

Introducing this charming, detached bungalow, located in the heart of the island centre. This property boasts three bedrooms, a kitchen, a lounge with an inviting open fireplace, a dining room, a bathroom, a shower room, and even features eco-friendly solar panels. Outside, there is a driveway and garage providing ample parking space. The property needs modernisation, offering potential for transformation and personal touches. Situated in a prime location, this bungalow is just a stone's throw away from the island centre, making it convenient for local amenities, shops, and restaurants. The bus stop is within easy reach, providing excellent transport links. Not to mention, the beach is also just a short distance away, perfect for leisurely strolls and enjoying the coastal views. With three bedrooms and two bathrooms, this property is perfect for families looking to make a house a home or somewhere ideal for retirees. Don't miss out on the opportunity to view this property and see the potential it holds. Contact us now to arrange a viewing and make this bungalow your new dream home. EPC Rating: E

Porch: 4' 4" x 5' 7" (1.32m x 1.70m)

Tiled floor, part glazed entrance door, window to the side.

Entrance Hall/dining room: 10' 9" x 6' 11" (3.28m x 2.11m)

Part obscure glazed entrance door, window to rear aspect, doors to lounge, conservatory and further bedrooms.

Bedroom 1: 13' 11" x 10' 9" (4.24m x 3.28m)

Window to front aspect, radiator

Bathroom: 6' 8" x 5' 5" (2.03m x 1.65m)

Panel Bath, obscure, window to the rear, close coupled WC, Pedestal wash basin, radiator, electric shower, electric blow heater.

Lounge: 10' 11" x 17' 11" (3.33m x 5.46m)

Open fireplace, two windows to side aspect, window to the front with secondary double glazing, radiator, door to the kitchen

Kitchen: 10' 5" x 7' 11" (3.17m x 2.41m)

Window to side aspect, inset stainless steel sink, space for washing machine, oven and fridge/freezer, radiator, door to the lobby and conservatory.

Lean to conservatory: 8' 4" x 8' 7" (2.54m x 2.62m)

Of brick and glazed construction, poly carbonate roof, part glazed door to the garden, power connected.

Lobby: 4' 5" x 7' 2" (1.35m x 2.18m)

Window to side aspect, radiator, doors to bathroom and bedroom two

Bedroom 2: 13' 11" x 10' 9" (4.24m x 3.28m)

Window to rear aspect, radiator

Shower room: 7' 3" x 5' 6" (2.21m x 1.68m)

Enclosed shower, low level w.c, pedestal wash basin, obscure window to rear aspect, radiator.

Bedroom 3: 11' 1" x 9' 5" (3.38m x 2.87m)

Window to rear aspect, radiator

Drive: 36' 5" x 31' 5" (11.10m x 9.58m)

Leading to garage

Garage: 19' 2" x 7' 11" (5.84m x 2.41m)

Up and over door, door to garden

Front Garden: 46' 5" x 36' 5" (14.15m x 11.10m)

Mature trees and shrubs.

Rear Garden: 64' 5" x 46' 5" (19.63m x 14.15m)

Brick wall and fencing, pond, lawn, mature trees and shrubs, timber shed and summerhouse, outside water tap, space for vegetable patch

Council Tax Band: E, freehold

Solar panels:

There are 8 solar panels

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.

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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We make no guarantee, warranty or representation as to its accuracy and completeness.



