



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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16 Strood Close

West Mersea

Essex

CO5 8JN

£275,000



Two double bedrooms

Renovation project

Sought after location

Gas central heating

Garage & parking

Solar panels

**Two-Bedroom Semi-Detached Bungalow – Renovation Opportunity in a Prime Location** Situated in a highly sought-after residential area, this spacious two double bedroom semi-detached bungalow presents a fantastic renovation opportunity for those looking to create their ideal home. Additional benefits include **gas central heating**, **solar panels** for energy efficiency, a **garage**, and **driveway** providing off-street parking. There's also potential to extend or redesign the layout (subject to planning permission). Whether you're a first-time buyer, downsizer, or investor, this bungalow offers enormous potential in a location where properties are rarely available.

#### Porch

5' 0" x 4' 10" (1.52m x 1.47m)

Obscure glazed entrance door, window to side aspect, obscure door to hallway.

#### Entrance hall

11' 7" x 3' 6" (3.53m x 1.07m)

`L shape`, radiator, loft access (unchecked), doors to:

#### Bedroom 1

11' 7" x 9' 11" (3.53m x 3.02m)

Window to front aspect, fitted wardrobes, recessed immersion tank, radiator.

#### Bedroom 2

11' 11" x 9' 5" (3.63m x 2.87m)

Window to front aspect, radiator.

#### Lounge

12' 10" x 12' 10" (3.91m x 3.91m)

Fireplace, patio doors to lean-to.

#### Lean-to

21' 4" x 5' 11" (6.50m x 1.80m)

Tiled floor, poly carbonate roof, double doors to garden, pot belly stove, door to side aspect, door to kitchen.

#### Kitchen

11' 2" x 9' 3" (3.40m x 2.82m)

Work surfaces with inset stainless-steel sink with mixer tap, drawers and cupboards under, eye level cabinets, double glazed window to side aspect, tiled floor.

#### Bathroom

6' 3" x 5' 5" (1.91m x 1.65m)

Panel bath, wall mounted wash basin, low level wc, tiled floor, obscure window to rear aspect, part tiled to walls, radiator.

#### Rear Garden

36' 0" x 34' 0" (10.97m x 10.36m)

Laid to lawn, mature shrubs, timber fencing to boundaries, gate to rear.

#### Garage

Up and over door to front and rear, window to side aspect.

#### Solar panels

Council tax band: B

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.

AWAITING EPC & FLOORPLAN

