



GAME ESTATES

PROPERTY SALES & LETTINGS

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14 Empress Avenue

West Mersea

Essex

CO5 8ET

£600,000



Four bedroom detached house

Kitchen/breakfast room/utility

Two Bathrooms & Cloakroom

Chain free, EPC D

Lounge / Dining room/ Playroom

Conservatory

Southwest Facing Rear Garden

Garage & large driveway

Introducing this charming, detached house located on a popular tree-lined avenue leading to the beach. With five reception rooms, a galleried landing, and an unoverlooked southwest facing rear garden, this property offers plenty of space and natural light. The impressive frontage and large driveway make for a welcoming entrance.

Inside, the property boasts four bedrooms, including an en-suite, and a family bathroom with a cloak-room. With a size of 2045 square feet, there is plenty of room for the whole family. Although the property requires modernisation, the potential is truly endless. Situated close to the beach, residents can enjoy the calming sound of the waves and beautiful sunsets. This location offers easy access to nearby amenities, including shops, restaurants, and leisure activities. Don't miss out on the opportunity to view this property and see its full potential for yourself. Contact us to schedule a viewing today.

Covered porch
Entrance door to
Reception Hall: 11' 1" x 13' 10" (3.38m x 4.22m)
Twin glazed side lights to front aspect, radiator, spindle balustrading to stairs to first floor. Doors to
Cloakroom: 5' 6" x 2' 10" (1.68m x 0.86m)
White suite comprising close coupled WC, corner wash basin in vanity unit with cupboard under tiled splash back, port hole style window to front aspect.
Lounge: 22' 10" x 13' 10" (6.96m x 4.22m)
Bay Window with display shelf to front aspect, patio doors to rear aspect to conservatory, two radiators, wall lights, fireplace with ornate surround and marble inset and hearth, housing gas fire (unchecked), double opening doors to-
Dining Room: 13' 10" x 10' 4" (4.22m x 3.15m)
Window to rear aspect, radiator, wall lights, double opening doors to the hall.
Conservatory: 12' 6" x 10' 0" (3.81m x 3.05m)
Glazed to three aspects, door to garden.
Study: 10' 5" x 9' 0" (3.17m x 2.74m)
Bay window with display shelf to front aspect, radiator, wall lights, timber laminate style floor.
Kitchen: 13' 5" x 11' 7" (4.09m x 3.53m)
Requires replacement, comprehensive range of fitted units, comprising tiled work surfaces with inset one and a third bowl sink unit, with mixer tap, drawers and cupboards under, dishwasher, inset hob, fitted double oven, extractor hood, tiled splashbacks, eye level cabinets, extractor fan, coved ceiling, open to-
Breakfast room: 9' 11" x 7' 10" (3.02m x 2.39m)
Window and part glazed door to the rear aspect, breakfast bar, cupboards under, radiator, coved ceiling door to
Utility Room: 9' 10" x 6' 11" (3.00m x 2.11m)
Window to side aspect, fitted units comprising roll top work surface, inset sink unit, drawers and cupboards under, washing machine, tumble dryer, radiator, coved ceiling door to-
Lobby: 4' 7" x 3' 10" (1.40m x 1.17m)
Full height window to side aspect, coved ceiling, cloaks cupboard with hanging rail and shelf, door to
Playroom: 11' 9" x 6' 11" (3.58m x 2.11m)
Window to the rear aspect, double casement doors to side aspect to patio and garden, radiator.
Galleried landing: 14' 6" x 12' 5" (4.42m x 3.78m)
Window to front aspect, radiator, spindle balustrading, wall lights, loft access via loft ladder, recessed airing cupboard with hot water tank and linen shelves, doors to
Bedroom 1 + recess: 13' 1" x 11' 9" (3.99m x 3.58m)
Window to the rear aspect, radiator, two double wardrobe cupboards with hanging rail and shelves door to
En-Suite: 7' 10" x 5' 6" (2.39m x 1.68m)
White suite comprising enclosed tiled shower cubicle, wash basin set in vanity unit with cupboards under and over, close coupled WC, tiled to walls, extractor fan, window to rear.
Bedroom 2: 11' 3" x 9' 6" (3.43m x 2.90m)
Window to rear aspect, radiator, two double wardrobe cupboards with hanging rails and shelf.
Bedroom 3 + door recess: 11' 3" x 9' 7" (3.43m x 2.92m)
Window to front aspect, radiator, double wardrobe cupboard with hanging rail and shelf.
Bedroom 4 + door recess: 11' 6" x 8' 6" (3.51m x 2.59m)
Window to front aspect, radiator, double wardrobe cupboard with hanging rail and shelf.
Bathroom: 7' 10" x 7' 0" (2.39m x 2.13m)
White suite comprising timber panelled corner bath, with Triton shower over, and shower curtain rail, close coupled WC, wash basin set in a vanity unit with drawers and cupboards under, tiled to walls, obscure window to the rear.
Front Garden
Lawn with mature trees, driveway providing off road parking for several vehicles, leading to garage.
Garage: 16' 5" x 16' 1" (5.00m x 4.90m)
Up and over door, window and personal door to side access, wall mounted gas fired boiler, water tap, consumer unit.
Rear Garden: 66' 0" x 63' 6" (20.12m x 19.35m)
Paved patio with steps down to the lawn with mature trees and shrubs, enclosed by panel fencing, gate to side aspect to front access.
Council Tax Band: G
EPC: D

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.



