



GAME ESTATES

PROPERTY SALES & LETTINGS

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31 Firs Road
West Mersea
Colchester
CO5 8JS

Offers in the region of
£285,000



- Sought after Firs Road
- Ideal first-time purchase
- Excellent investment potential
- Gas central heating
- South facing rear garden
- Close to local amenities
- Early viewing advised

Game Estates are delighted to offer for sale this charming two-bedroom mid-terrace property situated on Firs Road in the beautiful coastal village of West Mersea.

This well-presented home would make an ideal first-time purchase or an excellent investment opportunity with strong rental potential. Benefitting from gas central heating, the property offers comfortable accommodation throughout together with a good-sized south-facing rear garden, perfect for enjoying the sun and outdoor entertaining.

Further features include off-road parking via a private driveway and a convenient location within easy reach of local shops, amenities, the waterfront and all that West Mersea has to offer.

Early viewing is highly recommended.

- **Replacement Glazed Entrance Door to: Enclosed Porch**

5' 5" x 5' 0" (1.65m x 1.52m)

Sealed unit window to front aspect, timber cladding to half height walls, glazed door to:

- **Sitting Room**

12' 0" x 12' 8" (3.66m x 3.86m)

Reducing to 11' Window to front aspect, radiator, open fireplace with brick surround and raised tiled hearth, door to:

- **Lobby**

Stairs to first floor and door to:

- **Dining Room**

14' 8" x 12' 12" (4.47m x 3.96m)

Part glazed door to rear aspect, brick fireplace housing gas fire with back boiler serving central heating, radiator, textured ceiling. Doorway to:

- **Kitchen**

9' 7" x 9' 1" (2.92m x 2.77m)

Window and part glazed door to side aspect, units including worksurface with cupboard under, stainless steel sink unit, spaces for washing machine, cooker and fridge/ freezer, eye level cabinets, part tiled to walls. Loft access (not inspected)

- **Bathroom**

7' 11" x 3' 11" (2.41m x 1.19m)

Two obscure original windows to the rear aspect, coloured suite comprising, wall mounted wash basin, low level W.C and panelled bath with mixer tap/ shower, radiator, slopping textured ceiling.

- **Stairs to First Floor - Landing**

Door to bedrooms

- **Bedroom 1**

12' x 11' (3.66m x 3.35m)

Replacement sealed unit window to front aspect, radiator, door to airing cupboard over stairs, built in wardrobe cupboard.

- **Bedroom 2**

12' 1" x 12' 0" (3.68m x 3.66m)

Window to rear aspect, radiator, built in wardrobe cupboard, coved and textured ceiling with loft access (not inspected) door to airing cupboard over stairs.

- **Outside - Front Garden**

Block paved

- **Rear Garden**

Southerly facing, seating area, leading to lawns with mature shrubs, paved patio seating area, gravelled area, timber shed 11' x 9', outside water tap. There is a gate to the left-hand side giving pedestrian right of way over 29 Firs Road.

AWAITING EPC & EPC

