



31 Firs Road

West Mersea, Colchester, CO5 8JS

Charming Coastal Village Home. Ideal First-Time Purchase.

Offers in the region of
£275,000

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



2

BEDROOMS



1

BATHROOM



2

RECEPTION ROOMS



D

EPC RATING



This charming two-bedroom mid-terrace property is located in the popular coastal village of West Mersea, ideal for first-time buyers or investors. The home benefits from gas central heating, off-road parking and a good-sized south-facing rear garden. Conveniently positioned close to local shops, amenities and the waterfront, this property offers excellent potential in a sought after location.



Floor Plan



© Essex EPCs

This floor plan is not to scale and is for illustrative purposes only.

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

Accommodation

Enclosed Porch

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

Sitting Room

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

Dining Room

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

Kitchen

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

Bathroom

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

Bedroom 1

12'0 x 11'0 (3.66m x 3.35m)

Bedroom 2

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

EPC Rating: D



Outside & Features

- ◆ Block-paved front garden offering off-road parking
- ◆ Good-sized, southerly-facing rear garden
- ◆ Patio seating area ideal for outdoor entertaining
- ◆ Lawn with mature shrubs and planting
- ◆ Timber shed
- ◆ Ideally positioned close to local shops, amenities and the waterfront