



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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9 Upland Road  
West Mersea  
Essex  
CO5 8DX

£415,000



Three-bedroom detached property

Cloakroom & family bathroom

Garage, driveway and car port

Gas fired central heating

South facing un-overlooked garden

No onward chain

Kitchen/diner overlooking garden

Three-bedroom detached property offered in good condition, close to shops and amenities, garage with covered car port and driveway, south facing rear garden backing onto green area, kitchen/diner, lounge, cloakroom, family bathroom, no onward chain.

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.

Entrance Hall: 11' 7" x 6' 1" (3.53m x 1.85m)

New front door. open timber tread stairs with balustrading to the first floor, radiator, doors to:

Cloakroom: 6' 3" x 0' 0" (1.90m x 0.00m)

White suite comprising close coupled w.c , corner wall mounted wash basin with mixer tap, tiled, obscure sealed unit, replacement window to rear aspect, radiator, wall mounted heated towel rail.

Lounge: 18' 0" x 10' 8" (5.48m x 3.25m)

Window to front aspect, radiator, location for fireplace with gas point connected.

Kitchen/Diner: 13' 7" x 11' 4" (4.14m x 3.45m)

Comprehensive range of fitted units comprising tiled work surface with drawers and cupboards under including integral fridge and fitted dishwasher, inset gas hob, fitted oven, inset stainless steel sink unit with mixer tap, tiled splash backs, extractor hood, eye level cabinets including cabinet housing gas fired boiler serving central heating system, full height shelved storage cupboard, sealed unit replacement window and part glazed door to rear aspect, radiator.

Landing:

Window to side aspect, ceiling with loft access (unchecked), balustrading to stairwell, recessed airing cupboard housing hot water tank and linen shelves.

Bedroom 1: 14' 5" x 10' 2" (4.39m x 3.10m)

Window to front aspect, radiator, recessed double wardrobe cupboard with hanging rail and storage shelf.

Bedroom 2: 8' 10" x 8' 9" (2.69m x 2.66m)

Window to rear aspect, radiator, recessed wardrobe cupboard with hanging rail and storage shelf.

Bedroom 3: 10' 5" x 7' 5" (3.17m x 2.26m)

Window to front aspect, radiator, coved ceiling.

Family Bathroom: 8' 8" x 5' 4" (2.64m x 1.62m)

White suite comprising bath with shower over, pedestal wash basin, close coupled w.c, fully tiled, radiator, obscure sealed unit window to rear aspect, tiled floor.

Rear Garden: 32' 8" x 31' 1" (9.95m x 9.47m)

South Facing rear garden with raised block paved patio, dwarf brick walling, raised flower beds being 22'10 x 10'7 with steps down to lawned area, all enclosed by panel fencing, un-overlooked.

Front garden:

Mainly laid to lawn, driveway to garage providing off road parking and covered car port.

Garage:

With up and over door to front aspect, power and light connected.

Council Tax Band: D

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

