



GAME ESTATES

PROPERTY SALES & LETTINGS

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66 Oakwood Avenue

West Mersea

Essex

CO5 8AX

£480,000



Three Double Bedrooms

Lounge / diner

Modern Kitchen

Conservatory

Gas Central Heating

Low maintenance Garden

Off street parking for 3/4 cars

Garage

No onward Chain

Game Estates are delighted to offer this very well presented 3 double Bedroom Detached house, Kitchen, lounge/ diner, conservatory, cloakroom, family bathroom, ample off-road parking, low maintenance garden, Garage, Chain Free, Council Tax D 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.

Porch: 3' 1" x 8' 5" (0.94m x 2.57m)

Front porch into the house

Hall: 14' 9" x 6' 4" (4.50m x 1.93m)

Cloakroom: 5' 7" x 3' 1" (1.70m x 0.94m)

Closed coupled WC, Wash basin, obscure glass to the side.

Lounge: 11' 10" x 15' 11" (3.61m x 4.85m)

York stone fireplace, electric fire, window to the front, 2 x radiator, window to the rear.

Dining room: 9' 10" x 8' 8" (3.00m x 2.64m)

Kitchen: 9' 9" x 8' 10" (2.97m x 2.69m)

Gas boiler, space for a washing machine and fridge, oven, window to the rear, part obscured glass door to the side

Conservatory: 9' 7" x 11' 0" (2.92m x 3.35m)

Bedroom 1: 15' 11" x 8' 11" (4.85m x 2.72m)

Window to front and rear, recess double wardrobe with sliding doors

Bedroom 2: 10' 10" x 9' 9" (3.30m x 2.97m)

Window to the rear, radiator, double wardrobe.

Bedroom 3 : 7' 11" x 9' 9" (2.41m x 2.97m)

Window to the rear, radiator

Bathroom: 5' 7" x 6' 7" (1.70m x 2.01m)

Bath, with shower and glass shower door, closed coupled WC and pedestal wash basin

Back garden

Newly laid patio, low maintenance

Driveway

Paved front driveway

Council Tax Band D

EPC D

SOLD WITH NO ONWARD CHAIN

Viewing:

Strictly by appointment only through Game Estate Agents. Prior to making an appointment Game Estate Agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

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.

Energy performance certificate (EPC)

66 Oakwood Avenue West Mersea COLCHESTER CO5 8AX	Energy rating	Valid until:	3 June 2034
	D	Certificate number:	0350-2247-0360-2604-2875

Property type	Detached house
Total floor area	90 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

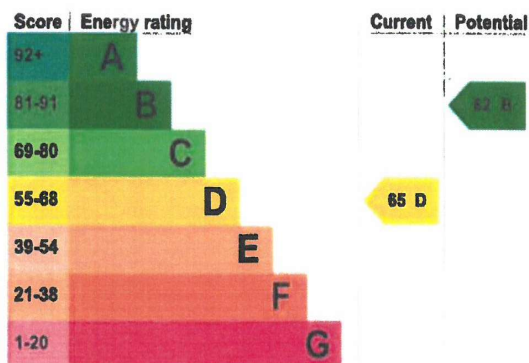
Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.



For properties in England and Wales:

the average energy rating is D
the average energy score is 60

