



**Mill Road, West Mersea, COLCHESTER, CO5 8RH**

**welcome to**

**Mill Road, West Mersea, COLCHESTER**

This substantial four bedroom double fronted detached home is situated on the popular island of West Mersea. The town benefits from local amenities such as doctor, dentist, pubs, restaurants, Tesco, CO-OP, Boots and local school, as well as lovely coastal walks and a close-knit community.





## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Description

Early viewing is advised of this generous detached house offered with NO ONWARD CHAIN and situated in a lovely seaside town to the south of Colchester. Ground floor accommodation comprises entrance hall, sitting room, further living room, spacious kitchen/diner with open access to the garden room, and cloakroom. The first floor offers large master bedroom with en suite shower room, three further double bedrooms and a family bathroom. Externally there is off street parking and a large enclosed rear garden.

## Entrance Door To Front & Side:

### Entrance Hall

Built-in cupboard, tiled floor, radiator, double glazed windows to front and sides, doors to Inner Hallway & Sitting Room.

**Sitting Room** - 14' 7" max x 7' 4" max to cupboard ( 4.45m max x 2.24m max to cupboard )

Double glazed windows to front and sides, built-in cupboard, carpet, radiator.

### Inner Hall

With stairs to first floor, double glazed window to side and doors to:

**Living Room** - 16' 9" max x 11' 1" max ( 5.11m max x 3.38m max )

Double glazed window to side, radiator, carpet, feature cast iron fireplace, double doors to:

**Kitchen / Diner** - 18' 11" max x 17' 5" max ( 5.77m max x 5.31m max )

Range of matching base and eye level units, work surfaces, inset sink and drainer unit, tiled splashbacks, space for large Range style oven, space for further appliances, two radiators, wood laminate flooring, inset spotlights, double glazed window to side, opening to:

**Garden Room** - 14' 6" max x 9' 4" max ( 4.42m max x 2.84m max )

Double glazed windows and French doors to rear, double glazed door to side, wood laminate flooring, radiator, door to:

### Cloakroom

Low level w.c., wash hand basin, double glazed window to side.

## First Floor Accommodation

### Landing

Double glazed window to side, doors to:

**Master Bedroom** - 17' 2" x 11' 2" ( 5.23m x 3.40m )

Double glazed window to rear, radiator, carpet, some feature wood panels to walls, ceiling spotlights, door to:

## En Suite

Corner shower with curved screen, low level w.c. and pedestal wash hand basin, tiled walls and floor, double glazed window, radiator.

**Bedroom Two** - 12' 10" x 8' 2" max ( 3.91m x 2.49m max )  
Skylight window, carpet, radiator, ceiling spotlights.

**Bedroom Three** - 12' x 9' 11" + door recess ( 3.66m x 3.02m + door recess )

Double glazed window to front, radiator, carpet.

**Bedroom Four** - 12' 1" x 8' 11" max ( 3.68m x 2.72m max )

Double glazed window to front, radiator, carpet, shelving.

## Bathroom

Panel enclosed bath with showerhead attachment, pedestal wash hand basin, low level w.c., tiled floor, tiled walls, radiator, obscure double glazed window to side.

## Outside

There is a driveway to the front providing off street parking and gate to side.

There is a generous rear garden which is mainly laid to lawn with shrubs and hedges, patio area abutting the property and pathway to rear, all enclosed by panel fencing.



**view this property online** [williamhbrown.co.uk/Property/CCS121122](http://williamhbrown.co.uk/Property/CCS121122)



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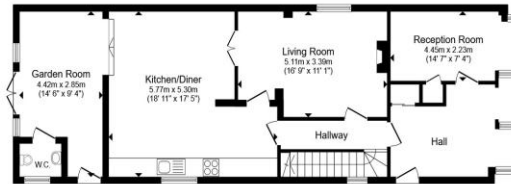
## Mill Road, West Mersea COLCHESTER

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Reception Rooms + Garden Room
- Open Plan Kitchen/Diner
- Four Double Bedrooms
- Cloakroom, En Suite & Bathroom
- Off Road Parking & Enclosed Rear Garden

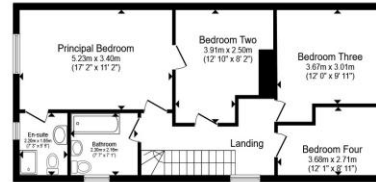
Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

guide price

**£290,000**



Ground Floor



First Floor

Total floor area 156.2 m<sup>2</sup> (1,681 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.is

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postcode not the actual property

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Property Ref:  
CCS121122 - 0003

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william h brown



**01206 577772**



[Colchester@williamhbrown.co.uk](mailto:Colchester@williamhbrown.co.uk)



8 Culver Street West, COLCHESTER, Essex, CO1  
1JG



[williamhbrown.co.uk](https://williamhbrown.co.uk)