



GAME ESTATES

PROPERTY SALES & LETTINGS

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31 Firs Chase
West Mersea
Essex
CO5 8NG

£300,000



- Three-bedroom semi-detached
- Built in 1964
- Driveway and garage
- Un-overlooked rear garden
- Popular anchorage location
- Development potential stp
- Gas central heating
- Chain free

Come discover this charming semi-detached house in the sought-after Anchorage area. This property boasts 3 bedrooms, 1 bathroom, and a driveway big enough for 2 cars. While the property requires some improvements, it offers great potential for development, built-in 1964.

Located near popular local restaurants, a yacht club, sailing club and water sports facilities, the Anchorage area is perfect for those who enjoy an active lifestyle by the water. The property also features an un-overlooked rear garden, providing the perfect space for outdoor entertaining or simply relaxing in peace.

Hall

Under stairs cupboard, part obscure glass entrance door, radiator.

- **Lounge 13' 6" x 10' 9" (4.11m x 3.28m)**

Open brick fireplace with a gas fire, window to the front, radiator, double opening doors to study area.

- **Kitchen 12' 3" x 8' 8" (3.73m x 2.64m)**

Pantry cupboard with window, part obscure doors to side leading to study area and sun room , window to the rear, inset stainless steel sink with mixer tap, cupboards under, tiled work surface.

- **Study 10' 4" x 4' 10" (3.15m x 1.47m)**

Between the lounge and sun room

- **Dining /Sunroom 12' 0" x 11' 10" (3.66m x 3.61m)**

Patio doors, radiator, double doors to the study.

- **Landing**

Window to the side, airing cupboard, loft with ladder, radiator

- **Bedroom 1 11' 3" x 10' 10" (3.43m x 3.30m)**

Window to the front, recess for double wardrobe, radiator

- **Bedroom 2 11' 7" x 7' 2" (3.53m x 2.18m)**

Window to the rear, radiator.

- **Bedroom 3 7' 8" x 7' 2" (2.34m x 2.18m)**

Window to the rear, radiator.

- **Family Bathroom**

Bath with mixer tap shower attachment, close coupled WC, obscure window to the front, cupboard, radiator and part tiled.

- **Garage**

16' 5" x 8' 2" (5.00m x 2.49m)

Driveway leading to up and over garage door.

- **Rear Garden**

Laid to lawn, un-overlooked,

- **Front Garden**

Laid to lawn, mature trees and shrubs, double opening gates to garage, driveway for 2 cars.

Council tax band: C

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.



