



**Firs Road, Colchester, CO5 8JS**  
**Offers in excess of £475,000**

 3  2  2  C



# Firs Road, Colchester, CO5 8JS

## Offers in excess of £475,000



### Some More Information

Set back behind a high laurel hedge the property is accessed via a pathway, leading to the entrance door and into the entrance hall where stairs lead to the first floor and a door enters the sitting room.

The sitting room has a window to the front elevation, sliding patio doors leading to the rear garden central fireplace and further door leading to the dining area. The dining area is currently used as a work from home space, and has window to the side elevation, door to inner hallway and opening leading to the kitchen. The kitchen is presented in a range of eye and base level cupboards and drawers beneath rolled edge work surfaces with window overlooking the rear garden and door leading to the conservatory style utility room which has a further door leading out to the rear garden.

Leading back through the inner hallway doors give access to two ground floor bedrooms, one of which is utilised as a dining room and has windows to the front and side elevations whilst the second bedroom has a window to the front. Completing the ground floor accommodation is the family bathroom, comprising panel enclosed bath with shower over low level w.c. and pedestal wash hand basin the room is fully tiled and has a window to the side elevation.

To the first floor there are two further bedrooms, with bedroom one having a window to the front elevation and velux roof light to the side. Across the landing you'll find bedroom four with a velux roof light to the side and further door leading to a dressing area with a window to the rear and further door leads to the loft storage cupboard. Accessed back from the central landing is the first floor shower room which has a fully tiled shower enclosure, low level w.c. wash hand basin and velux roof light to the side elevation.

### Externally

Situated on a corner plot the property benefits from two driveways and a wraparound garden. The first driveway provides off street parking for two vehicles and leads to a sectional concrete garage (with power) with up and over door and gated access to the rear garden. To the front of the property there is a

second driveway with is accessed via side hung timber gates and provides space for a boat, trailer or motorhome parking. An access leads through the established laurel hedge gives entry to the front and side garden where a pathway leads around the front to access the rear garden.

The rear garden is mainly laid to lawn, with a covered patio seating area to the immediate rear of the property. Enclosed by wood panel fences and established hedge. There are a couple of timber sheds and a summer house set upon an area of raised decking.

### Location

Firs Road is well positioned close to the centre of the village, placing everyday amenities within easy reach. West Mersea offers a good range of independent shops, cafés, restaurants/pubs, a supermarket, medical facilities and well regarded local schooling and childcare, making it a practical location for families as well as those looking to enjoy coastal living.

West Mersea is particularly well known for its thriving sailing and boating community with an annual regatta, yacht clubs and waterfront forming a central part of village life. The coastline, beaches and coastal walks make the area especially appealing, while the village is also famous for its seafood restaurants and relaxed atmosphere.

Colchester city centre is approximately 9 miles away, offering a wider range of shopping, leisure facilities and mainline rail services to London Liverpool Street.

### Entrance Hall

#### Living Room

16'10" x 11'11" (5.14 x 3.65)

#### Dining Room

10'9" x 8'7" (3.29 x 2.63)

#### Kitchen

10'9" x 8'10" (3.29 x 2.70)

#### Utility Area

7'3" x 5'8" (2.23 x 1.73)

### Family Bathroom

7'5" x 7'3" (2.27 x 2.21)

### Bedroom Two

10'9" x 9'4" (3.29 x 2.87)

### Sitting Room / Bedroom 3

14'1" x 11'10" (4.30 x 3.63)

### Master Bedroom

14'0" x 12'7" (4.28 x 3.86)

### Bedroom 4

### Storage

5'1" x 3'10" (1.57 x 1.18)

### Dressing Room

8'4" x 5'0" (2.55 x 1.54)

### Shower Room

8'3" x 5'11" (2.54 x 1.81)

### Services

Council Tax Band - E

Local Authority - Colchester District Council

Tenure - Freehold

EPC - C

Gas Central Heating

Mains Electric

Mains Water

Mains Drainage

Broadband Availability - Superfast broadband via Openreach with speeds to 80mbs (March 2026).

Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2, EE, 3 (details obtained from Ofcom Mobile and Broadband Checker) – March 2026.

Construction Type - We understand the property to be of a brick and block construction.

Flood Risk - Data Taken from Gov.UK Flood Map.

Flooding from Rivers and Sea - Very Low Risk

Flooding from Surface Water - Very Low Risk

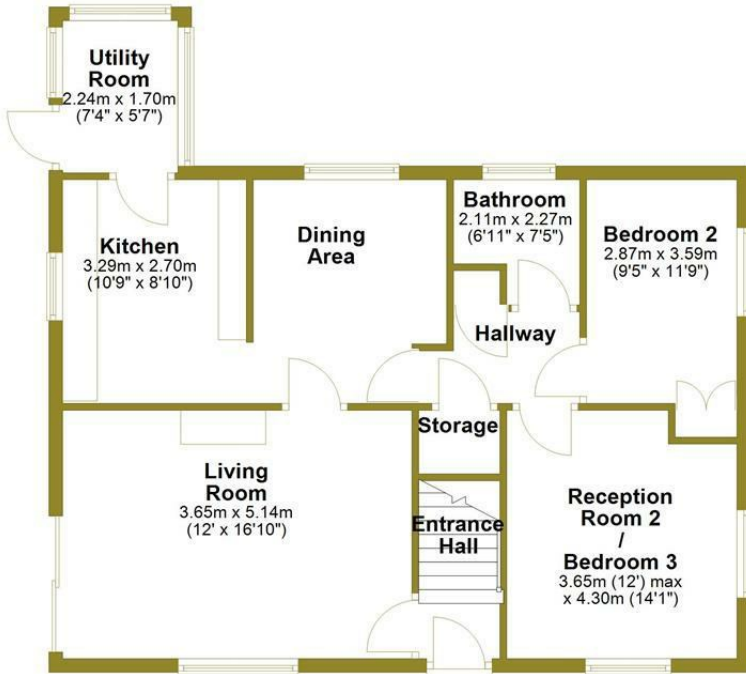
Flooding from Reservoirs - Unlikely In This Area

Flooding from Ground Water - Out of Area



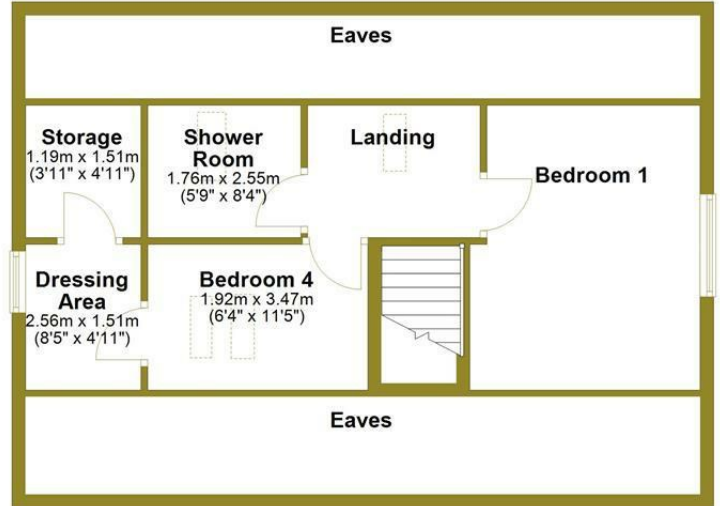
### Ground Floor

Approx. 73.3 sq. metres (789.5 sq. feet)



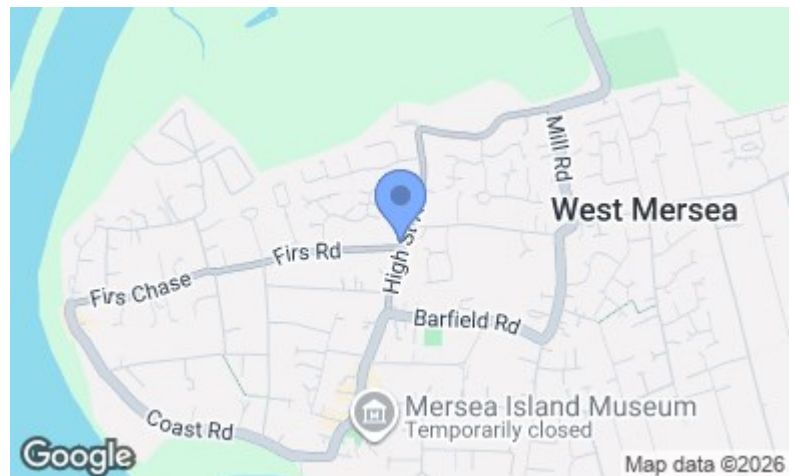
### First Floor

Approx. 66.3 sq. metres (713.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>69</b>
			<b>82</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.