



GAME ESTATES

PROPERTY SALES & LETTINGS

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3 Yorick Road

West Mersea

Essex

CO5 8HT

£475,000



Two double bedroom detached bungalow
Central location in West Mersea
Driveway with parking
Kitchen/diner

Lounge and conservatory
Gas fired central heating
Extension potential stp
No onward chain

Game Estates are delighted to offer this attractive two double bedroom detached bungalow, occupying a prominent position in a sought-after location on West Mersea. Conveniently situated within easy reach of local shops, the post office, bus routes, medical facilities and the island's beautiful coastline, this property presents an exciting opportunity for buyers looking to create a wonderful home in a highly desirable setting.

The property immediately impresses with its excellent kerb appeal, sweeping driveway and established frontage, providing ample off-road parking and a welcoming first impression. Internally, the accommodation is well-proportioned throughout and comprises a spacious lounge, kitchen/dining room, bright conservatory, two generous double bedrooms and a family shower room. While the property would benefit from a programme of modernisation, it has been lovingly maintained and offers buyers the opportunity to update and personalise to their own taste and specification.

Open entrance porch 5' 0" x 2' 5" (1.52m x 0.74m)

Brick built with tiled floor.

Entrance Hall 13' 9" x 4' 11" (4.19m x 1.50m)

Part obscure glazed entrance door, radiator, loft access (unchecked), doors to:

Lounge 15' 6" x 11' 11" (4.72m x 3.63m)

Bay window to front aspect, fireplace, triangular feature window to side aspect, radiator.

Kitchen/diner 18' 2" x 10' 4" (5.54m x 3.15m)

Comprehensive range of units comprising work surfaces with inset stainless steel sink with mixer tap, drawers and cupboards under, fitted double oven, inset hob with extractor hood over, skylight, breakfast bar, laminate style floor, radiator, downlighters, glazed door to lounge, glazed door to conservatory.

Utility Room 5' 5" x 3' 3" (1.65m x 0.99m)

Gas boiler.

Conservatory 16' 0" x 5' 3" extending to 13' 6" x 5' 6" (4.88m x 1.60m)

`L` shaped, windows to rear and side aspects, door to utility room, part glazed doors to front and rear aspects.

Bedroom 1 11' 11" x 10' 11" (3.63m x 3.33m)

Window to front aspect, fitted triple wardrobe, feature triangle window to side aspect, radiator.

Bedroom 2 10' 11" x 10' 11" (3.33m x 3.33m)

Window to rear aspect, fitted wardrobe, radiator.

Family Bathroom 6' 8" x 6' 5" (2.03m x 1.96m)

White suite comprising enclosed shower, wash basin in vanity unit with mixer tap, close coupled w.c, part tiled to walls, downlighters, radiator, obscure window to rear aspect.

Side Garden 19' 3" x 6' 4" (5.87m x 1.93m)

Covered, wooden gate to front aspect, block paved, outside power socket.

Rear Garden 50' 0" x 39' 0" (15.24m x 11.89m)

Laid to lawn, timber fencing to boundaries, greenhouse, two timber sheds, covered storage area.

Front Garden: 51' 0" x 41' 0" (15.54m x 12.50m)

Low level timber fencing to boundaries, block paved driveway, laid to lawn, mature shrubs, timber gate to rear aspect.

Council Tax Band: D



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This floor plan is not to scale and is for illustrative purposes only.
We make no guarantee, warranty or representation as to its accuracy and completeness.



