



# GAME ESTATES

## PROPERTY SALES & LETTINGS

01206 384810

[WWW.GAME-ESTATES.CO.UK](http://WWW.GAME-ESTATES.CO.UK)

01621 869986

45 Garden Farm  
West Mersea  
Essex  
CO5 8DZ

£340,000



Three bedroom semi-detached property

Short walk to recreation area

Garage & parking

Cloakroom & Bathroom

Gas central heating

Conservatory

Welcome to this charming three bed semi-detached property, in need of some modernisation but bursting with potential. The property boasts three good sized bedrooms, a spacious lounge/diner, and a garage with driveway parking.

Situated on an island location, this home offers a peaceful retreat away from the hustle and bustle of city life. Just a short walk away, you'll find a delightful recreation area perfect for enjoying the outdoors.

Step outside to the un-overlooked east-facing garden, ideal for soaking up the morning sun with a cup of tea. And with gas fired central heating, you can stay cosy all year round.

## Entrance Hall

Radiator, doors to cloakroom and lounge

## Cloakroom

Close coupled w.c, corner wall mounted wash basin, obscure window to side aspect, radiator.

Lounge: 19' 10" x 14' 1" (6.05m x 4.29m)

Window to front aspect, radiator, stairs to first floor, open to dining area with patio doors to lean-to conservatory, door to kitchen.

Conservatory: 9' 6" x 7' 9" (2.90m x 2.36m)

Of brick and timber construction, power connected, door to rear garden.

Kitchen: 13' 0" x 7' 1" (3.96m x 2.16m)

Range of units comprising roll top work surface with inset sink with mixer tap, drawers and cupboards under, window to rear garden, spaces for fridge, freezer and washing machine, under stair storage.

## First Floor Landing

Loft access (unchecked), cupboard housing combi gas boiler, doors to:

Bedroom 1: 11' 2" x 10' 8" (3.40m x 3.25m)

Window to rear aspect, radiator.

Bedroom 2: 11' 1" x 9' 1" (3.38m x 2.77m)

Window to front aspect, radiator.

Bedroom 3: 11' 1" x 7' 3" (3.38m x 2.21m)

Window to rear aspect, radiator

Family Bathroom: 8' 0" x 6' 5" (2.44m x 1.96m)

Panel bath, pedestal wash basin, close coupled w.c, fully tiled, radiator, obscure window to front aspect.

## Front Garden

Laid to lawn, concrete driveway to garage.

## Garage

Up and over door

Rear Garden: 63' 3" x 25' 9" (19.28m x 7.85m)

Laid to lawn, un-overlooked, timber shed, pond, mature trees and shrubs.

## 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.

## AWATING EPC & FLOORPLAN



