



Firs Road, Colchester, CO5 8JS
Offers in excess of £450,000

 3  2  2  C



Firs Road, Colchester, CO5 8JS

Offers in excess of £450,000



Some More Information

Set back behind a mature laurel hedge, the property is approached via a pathway leading to the entrance door and into a welcoming entrance hall, where stairs rise to the first floor and a door opens into the principal living room.

The generous living room is centred around an attractive fireplace and enjoys a pleasant outlook to the front, whilst sliding patio doors open directly onto the rear garden, creating an ideal space for both everyday living and entertaining. From here, a doorway leads through to the dining room, currently arranged as a home office, demonstrating the flexibility of the accommodation. This versatile room enjoys a window to the side elevation, access to the inner hallway and an opening through to the kitchen.

The kitchen is fitted with a range of eye and base level cupboards and drawers beneath rolled edge work surfaces, with a window overlooking the rear garden. A door leads through to the conservatory-style utility room, providing additional storage and laundry space, with direct access out to the garden.

Returning to the inner hallway, doors lead to two further ground floor rooms. One is currently utilised as a dining room but would equally make an excellent double bedroom, featuring windows to both the front and side elevations. The second is a well-proportioned bedroom overlooking the front of the property. Completing the ground floor accommodation is the family bathroom, fitted with a panel enclosed bath with shower over, low level W.C. and pedestal wash hand basin. The room is fully tiled and benefits from a window to the side elevation.

Upstairs, the accommodation continues with two further bedrooms. The principal bedroom enjoys a window to the front elevation together with a Velux roof light, creating a bright and airy feel. Across the landing, the fourth bedroom also benefits from a Velux roof light and leads through to a useful dressing area, which in turn provides access to a generous loft storage cupboard. Completing the first floor is a well-appointed shower room, comprising a fully tiled shower enclosure, low level W.C., wash hand basin and Velux roof light.

Externally

Occupying a generous corner plot, the property enjoys wraparound gardens together with the rare advantage of two separate driveways, offering excellent versatility for a variety of buyers.

The principal driveway provides off street parking for two vehicles and leads to a sectional concrete garage, complete with power, an up and over door and gated access through to the rear garden. A

second gated driveway, accessed via side hung timber gates, provides an ideal space for securely storing a boat, trailer, caravan or motorhome, making the property particularly well suited to those looking to embrace West Mersea's renowned sailing and coastal lifestyle.

An opening through the mature laurel hedge leads into the front and side gardens, where a pathway wraps around the property to the rear.

The rear garden is predominantly laid to lawn and offers a pleasant outdoor space to relax or entertain, with a covered patio immediately adjoining the property providing an ideal seating area throughout the warmer months. The garden is enclosed by timber panel fencing and established hedging, creating a good degree of privacy, whilst a selection of timber sheds and a summer house, positioned on a raised decked area, offer useful storage and additional outdoor enjoyment.

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 80mbps (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

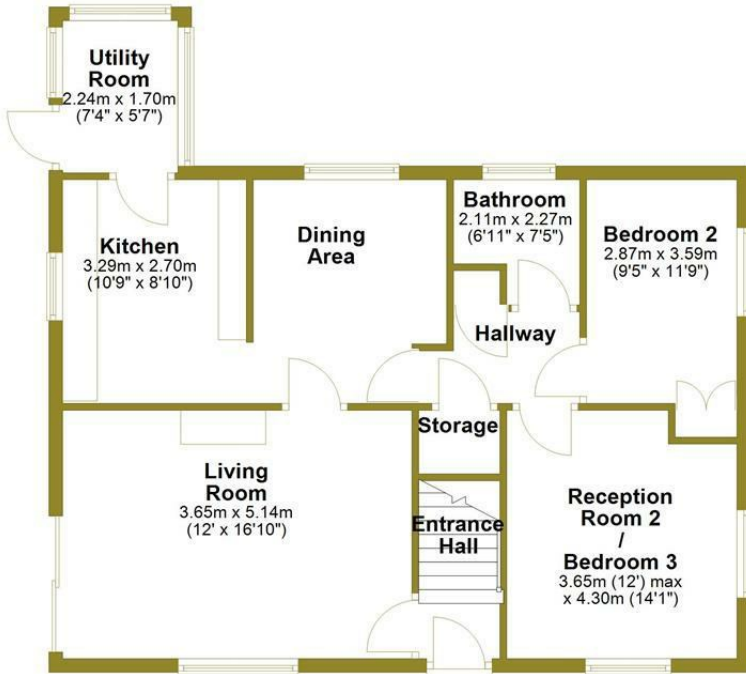
Flooding from Reservoirs - Unlikely In This Area

Flooding from Ground Water - Out of Area



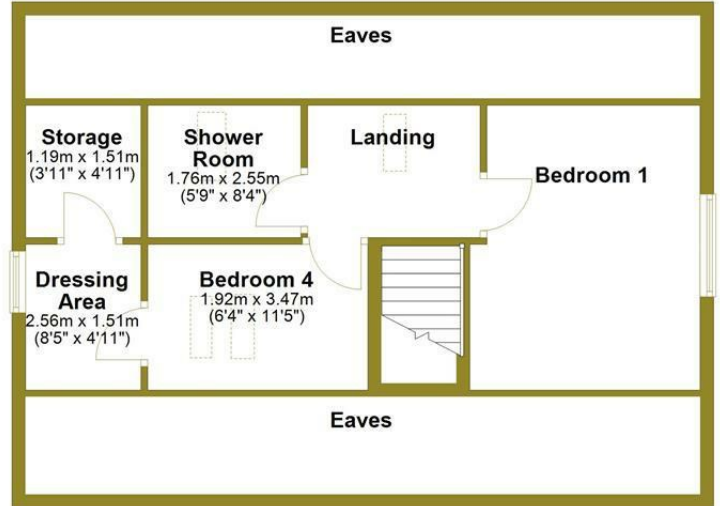
Ground Floor

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



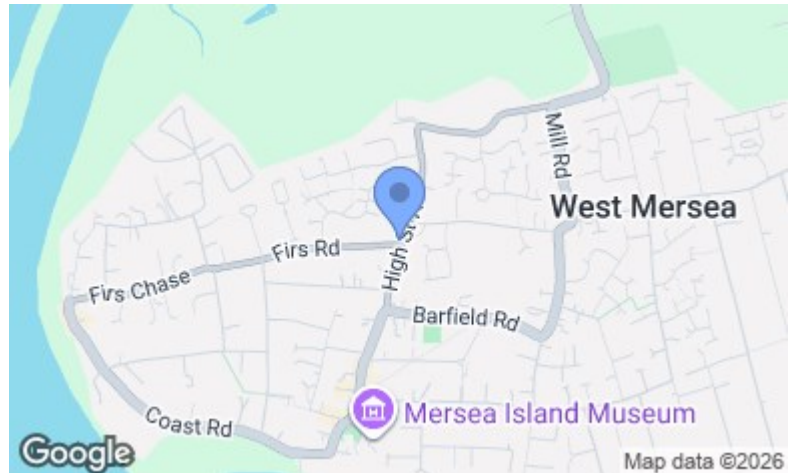
First Floor

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



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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | 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 firms employment has the authority to make or give any representation or warranty in respect of the property.