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PROPERTY SALES & LETTINGS

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24 Mill Road
West Mersea
Essex
CO5 8RJ

£235,000



Three-bedroom semi- detached
property

Excellent renovation opportunity

Large rear garden

Potential for STPP

Oil heating

West Mersea Location

Chain free

A fantastic opportunity to acquire a three-bedroom semi-detached home in a popular residential position on West Mersea, offering excellent potential for improvement and value enhancement.

The property provides well-proportioned accommodation and is set within a generous plot, featuring a particularly long rear garden and off-road parking for two vehicles to the front.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

- **Hallway**
3.84m x 1.64m (12' 7" x 5' 5")
Leads off the Porch
- **Lounge**
4.04m x 3.22m (13' 3" x 10' 7")
Front aspect with Bay window
- **Kitchen/Diner**
3.35m x 4.97m (11' x 16' 4")
Located to the rear of the property, with UPVC door leading to Garden
- **Bedroom One**
3.40m x 2.70m (11' 2" x 8' 10")
Front Aspect
- **Bedroom Two**
3.24m x 2.37m (10' 8" x 7' 9")
Rear Aspect
- **Bedroom Three**
2.68m x 2.05m (8' 10" x 6' 9")
Front Aspect
- **Family Bathroom**
2.00m x 2.50m (NaN' NaN" x 8' 2")
Rear Aspect
- **Rear Garden**
136' x ' (41.45m x 0.00m)
A particularly impressive feature of the property is the substantial rear garden, extending to approximately 135 feet in length. This generous outdoor space provides a rare sense of depth and opportunity, making it ideal for buyers looking to create a fantastic garden environment or explore future landscaping potential.
- **Front Garden**
Off Road Parking for Two cars

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		34
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Address: Mill Road West Mersea, CO5

