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57 High Street North West Mersea Essex CO5 8JY

£475,000



Two double bedrooms

**Detached bungalow** 

1 1/2 length garage with good sized driveway

Kitchen & utility room Lounge/diner with open fireplace & conservatory Modern Shower room

This two double bedroom detached bungalow occupies a good size plot with large driveway and garage. West facing un-overlooked rear garden, lounge, dining room, conservatory, kitchen & utility room, shower room, gas fired central heating, close to amenities. Entrance Hall: 14' 2'' x 6' 10'' (4.31m x 2.08m) Entrance door, tiled floor, recessed airing cupboard, loft access with ladder and insulation, radiator, doors to:

Lounge: 19' 8'' x 11' 10'' (5.99m x 3.60m) Open fireplace, timber style laminate floor, two radiators, two windows to front aspect.

Dining Room: 9' 11'' x 9' 5'' (3.02m x 2.87m) Arch from lounge, window to side aspect, radiator, double opening casement doors to conservatory. door to kitchen, timber style laminate floor.

Conservatory: 11' 3" x 9' 11" (3.43m x 3.02m) Of glazed construction, tiled floor, radiator, double opening casement doors to rear garden.

Kitchen: 11' 8'' x 7' 10'' (3.55m x 2.39m) Roll top work surfaces with inset sink, drawers and cupboards under, fitted double oven, inset hob with extractor over, eye level cabinets, lino, window to rear garden.

Utility room: 11' 2'' x 7' 4'' (3.40m x 2.23m) Roll top work surface with inset stainless steel sink with mixer tap, drawers and cupboards under, window and part obscure glazed door to side aspect, spaces for washing machine, fridge/freezer, radiator, door to garage.

Bedroom 1: 14' 11'' x 10' 10'' (4.54m x 3.30m) Window to rear garden, two double wardrobes, two radiators.

Bedroom 2: 11' 11'' x 8' 11'' (3.63m x 2.72m) Window to rear garden, double wardrobe, radiator.

Shower Room: 12' 3'' x 5' 10'' (3.73m x 1.78m) Walk in shower, close coupled w.c, wash basin in vanity unit, obscure window to rear aspect. wall mounted heated towel rail, fully tiled, radiator.

Garage: 20' 1'' x 9' 11'' (6.12m x 3.02m) Up and over door, Baxi gas boiler (21/2 years old), obscure window to side aspect, door to rear, consumer unit, power and light connected.

Rear Garden: 59' 0" x 45' 0" (17.97m x 13.71m) Laid to lawn with mature trees and hedges, summerhouse, greenhouse, shed with power with replacement roof 2021, two water taps, gate to front aspect.

Front Garden: 55' 7'' x 49' 6'' (16.93m x 15.08m) Block paved sweeping driveway, brick wall to boundaries, lawn, mature shrubs.

Agents note: Cavity wall insulation Council Tax band: D

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.



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Energy performance certificate (EPC)		
57 High Street North West Mersea COLCHESTER CO5 8JY	Energy rating	Valid until: 14 February 2033 Certificate number: 0310-2088-6220-2007-2405
Property type		Detached bungalow
Total floor area	1	96 square metres

## Rules on letting this property

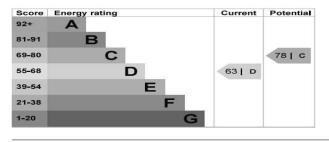
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60





