



GAME ESTATES

PROPERTY SALES & LETTINGS

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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.

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.

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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 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.

Energy performance certificate (EPC)

57 High Street North West Mersea COLCHESTER CO5 8JY	Energy rating D	Valid until: 14 February 2033 Certificate number: 0310-2088-6220-2007-2405
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Property type	Detached bungalow
Total floor area	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-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

