



MELROSE ROAD, WEST MERSEA, COLCHESTER, CO5

£2,500 PCM





Ezelet are delighted to offer this immaculate three/ four bedroom family bungalow in Mersea offering spacious living area with excellent specifications including granite kitchen worktops, a range cooker, integrated fridge freezer and integrated dishwasher. The property is perfectly situated between the local shops and beachfront. It is set on a good size plot with a large rear garden and plenty of parking at the front of the property. This property is perfect for a growing family or for working from home and is available now. An early viewing is advised to appreciate the accommodation to offer.

PORCH

Front door, built in seat and two double glazed windows.

ENTRANCE HALL

Door into entrance hall.

STAIRS

Stairs to first floor, fitted carpet.

BEDROOM ONE

11' 8" x 11' 8" (3.56m x 3.56m) UPVC double glazed window to the front, fitted carpet, door to ensuite.





ENSUITE

UPVC double glazed window to the side, bath, corner shower cubicle, vanity hand wash basin, low level wc

LOUNGE

18' 3" x 13' 3" (5.56m x 4.04m) UPVC double glazed windows to the side and front, feature fireplace with cupboards and shelves on either side. fitted carpet, 1 x radiator.

BEDROOM TWO

UPVC double glazed windows to side, patio doors to rear.



FAMILY BATHROOM

UPVC double glazed window to the rear, bath with over shower, vanity hand wash basin, low level wc, heated towel rail.

BEDROOM THREE

9' 9" x 8' 10" (2.97m x 2.69m) UPVC double glazed window to the side, built in wardrobe, 1 x radiator, fitted carpet.

KITCHEN/DINER

11' 2" x 10' 5" (3.4m x 3.18m) Eye level base units with granite worktops, range cooker, extractor fan, integrated fridge/ freezer, sink. dishwasher, tiled flooring, bi-fold doors to rear and side, skylight, door to utility room.



UTILITY ROOM

7' 9" x 4' 10" (2.36m x 1.47m) UPVC double glazed window to side and rear, sink unit, worktops, built in cupboards, space for washing machine and tumble dryer.

HALLWAY

Glass sided stairs to landing, velux windows to front and rear, door to bedroom, door to storage cupboard.

BEDROOM FOUR

13' 9" x 11' 7" (4.19m x 3.53m) UPVC double glazed windows to the front, built in cupboards, 1 x radiator, door to ensuite.



ENSUITE

Velux window to the rear, double shower, hand wash basin, low level, wc, 1 x radiator.



FRONT GARDEN

Outside front gated with ample parking to the front and side, flower and shrub borders.

REAR GARDEN

Enclosed rear garden mainly laid to lawn, patio area, summer house and a storage shed with power and light.

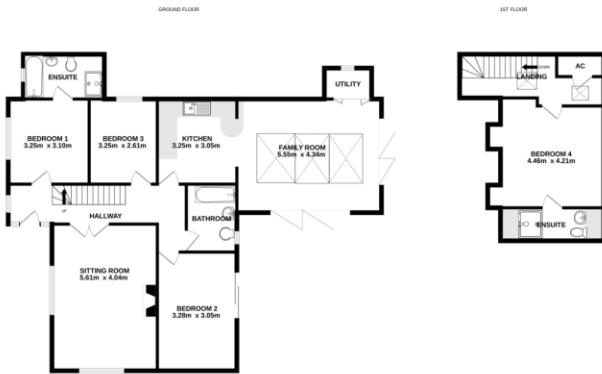
PARKING

Off road parking.

Rent: £2,500.00

Holding Deposit: £576.92

Security Deposit: £2,884.61



We've every effort has been made to ensure the accuracy of the Rough Guide (estimated) measurements of this property. However, we do not take any responsibility for any errors, omissions or misstatements. This plan is for guidance purposes only and should not be used as a basis for any purchase or rental agreement. The actual layout and dimensions may vary from the plan. Made with SketchUp 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		