



East Road, West Mersea, COLCHESTER, CO5 8HH

welcome to

East Road, West Mersea, COLCHESTER

This large detached bungalow is situated on the popular island of West Mersea. The town benefits from local amenities such as doctor, dentist, pubs, restaurants, Tesco, CO-OP, Boots and local school, as well as lovely coastal walks and a close-knit community.



This generous detached bungalow offers spacious, flexible and well presented accommodation ideal for the growing family.

Situated in the popular town of West Mersea, the property is situated just a short walk away from the sea front.

The property further benefits from plenty of parking and a generous wraparound garden which is enclosed. Early viewing is advised.

Entrance Door To:

Entrance Porch

With further door to:

Hallway

Laminate wood flooring, radiator, doors to:

Lounge / Dining Room

Upvc double glazed window to rear, upvc double glazed doors to rear garden, laminate wood flooring, two radiators, feature fireplace, door to:

Kitchen

Range of white matching base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splashbacks, integrated oven and hob, space for appliances, built-in pantry cupboard, opening to:

Utility Area

External door to side and door back to hallway, eye level units, work surfaces, space for appliances, radiator.

Bedroom One

Upvc double glazed windows to front and side, radiator, built-in wardrobe, carpet.

Bedroom Two

Upvc double glazed window to side, radiator, carpet.

Bedroom Three

Upvc double glazed window to front, radiator, built-in wardrobe.

Bathroom

White suite comprising panel enclosed bath and overhead shower attachment and pedestal wash hand basin, tiled walls, upvc double glazed window to side.

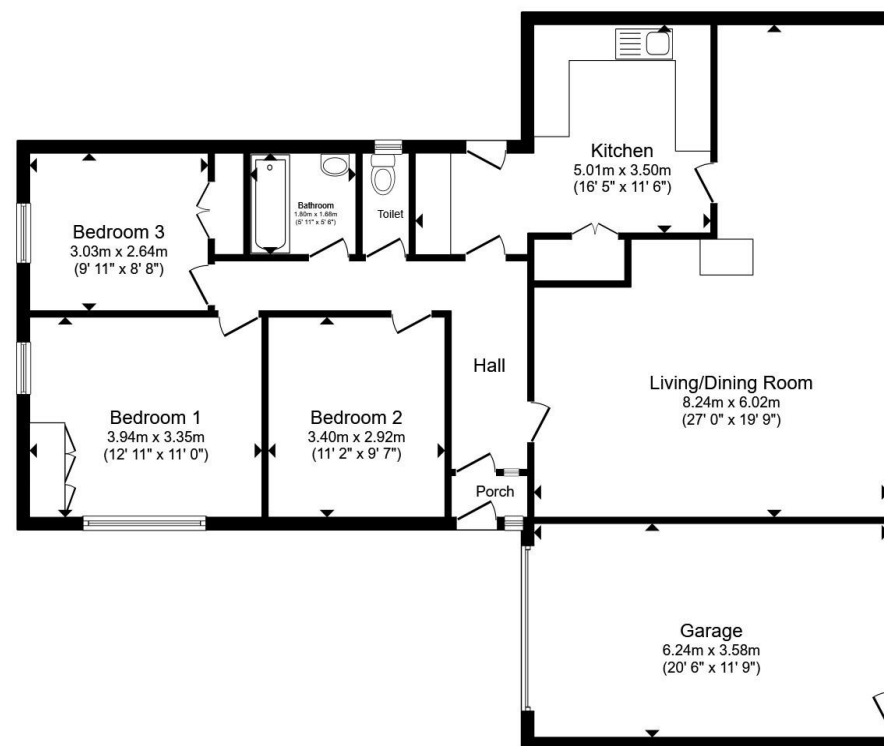
Cloakroom

Low level w.c., upvc double glazed window to side.

Outside

To the front/side of the property there is a driveway providing off road parking and giving access to the garage. There is a lawned garden area to the front and side leading to rear, with retaining hedges.

There is a generous rear garden which commences with patio area, the remainder being mainly laid to lawn with mature trees and hedges, all retained by panel fencing.



Total floor area 122.6 m² (1,320 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

East Road, West Mersea, COLCHESTER

- Spacious Detached Bungalow
- Large Open Plan Lounge/Dining Room
- Kitchen & Utility Area
- Three Double Bedrooms
- Parking & Garage
- Wraparound Gardens
- Popular Seaside Location

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121653 - 0002

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