



- West Mersea Location, Close To An Array Of Excellent Amenities & Coast Line
- Light Modernisation Throughout
- Spacious & Deceptive Three Bedroom Semi Detached House
- Utility Room
- An Impressive 100ft Rear Garden
- Driveway For Multiple Vehicles
- Three Generous Bedrooms
- Viewings Are Highly Recommended

**72 High Street North, West Mersea, Colchester, Essex. CO5 8JY.**

Situated in a superb position on the very sought after island of Mersea, offering a wealth of amenities including popular beach front restaurants, super markets and an excellent primary school to name a few, along with the stunning beaches and picturesque coastline.



# Property Details.

## Ground Floor

### Hallway

Main entrance door into hallway, stairs to first floor, storage cupboard, door to:

### Living Room



13' 4" x 12' 2" (4.06m x 3.71m) UPVC window to front aspect, radiator.

### Kitchen



10' 10" x 9' 9" (3.30m x 2.97m) Range of matching units, cupboards and work surfaces, tiled walls, UPVC window to side aspect, inset electric oven, space for washing machine, dishwasher and fridge/freezer, door into:

### Reception Room/Bedroom

10' 2" x 10' 2" (3.10m x 3.10m) French doors to garden, radiator.

### Utility Room

8' 6" x 8' 2" (2.59m x 2.49m) Space for free standing appliances, UPVC window to side aspect, cupboards and work surfaces.

## First Floor

### Landing

Access to loft hatch, storage cupboard, door to:

### Bedroom One



12' 0" x 9' 8" (3.66m x 2.95m) UPVC window to rear aspect, electric radiator, storage cupboard.

### Bedroom Two



12' 6" x 12' 2" (3.81m x 3.71m) UPVC windows to front aspect, electric radiator.

### Bedroom Three

8' 9" x 8' 4" (2.67m x 2.54m) UPVC window to front aspect, radiator.

# Property Details.

## Bathroom



6' 2" x 5' 6" (1.88m x 1.68m) Low level W.C, vanity wash basin, panelled bath with shower over, tiled walls, obscured window to rear aspect.

## Outside

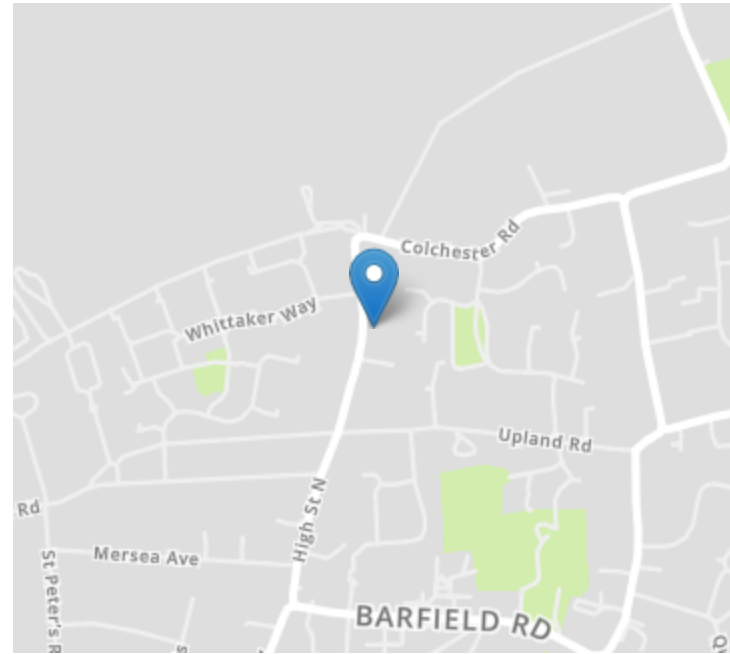


Outside the property comprises of a fantastic rear garden measuring approximately 100ft in length, enclosed by panel fencing and predominantly laid to lawn, with plenty of space for outside dining. The property does require light modernisation throughout but would be ideal for any first time buyer, working professional or even as an investment.

# Property Details.

## Floorplans

## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.