



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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[WWW.GAME-ESTATES.CO.UK](http://WWW.GAME-ESTATES.CO.UK)

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43 Firs Road  
West Mersea  
Essex  
CO5 8JR

£410,000



Three double bedrooms

Off road parking

Semi-detached property with integral garage

Lounge/diner overlooking garden

Anchorage area

Modern kitchen

Wet room and separate w.c

Three double bedroom semi-detached property in the anchorage area with south facing un-overlooked rear garden. Off road parking with integral garage, lounge/diner overlooking the garden, kitchen, wet room, separate w.c.

Entrance Porch: 6' 3" x 2' 8" (1.90m x 0.81m)

Part glazed entrance door with glazed units to front and side aspects.

Hall:

Stairs with timber balustrade to first floor, radiator, doors to:

Lounge/dining Room: 20' 10" x 11' 10" increasing to 15' 4" into windows (6.35m x 3.60m)

Double opening patio doors with glazed side panels to rear aspect to garden, two radiators, open York stone fireplace with electric fire, door to kitchen.

Kitchen: 12' 11" x 8' 5" (3.93m x 2.56m)

Comprehensive range of units comprising roll top work surface with drawers and cupboards under, stainless steel sink unit with mixer tap, oven, double oven, inset hob with extractor hood over, spaces for washing machine, and fridge/freezer, eye level cabinets over, full height shelved larder cupboard, windows to front and side aspect, glazed door to side aspect, oil fired boiler.

First Floor Landing:

Timber balustrade to stairwell, window to front aspect, radiator, loft access (not inspected), loft ladder.

Bedroom 1: 13' 8" x 11' 9" (4.16m x 3.58m)

Window to rear aspect, fitted 7 doors wardrobe, radiator,

Bedroom 2: 9' 11" x 8' 8" (3.02m x 2.64m)

Window to rear aspect, recessed wardrobe, radiator.

Bedroom 3: 11' 7" x 9' 3" (3.53m x 2.82m)

Window to front aspect, recessed double wardrobe with cupboards over, radiator.

Wet Room: 7' 7" x 5' 7" (2.31m x 1.70m)

Pedestal wash basin, shower, immersion cupboard, obscure window to side aspect, fully tiled, radiator, extractor.

separate W.C: 5' 6" x 2' 8" (1.68m x 0.81m)

Close coupled w.c, radiator, obscure window to front aspect.

Front garden:

Driveway providing off road parking, mature tree, lawn.

Integral Garage: 16' 4" x 8' 3" (4.97m x 2.51m)

Up and over door, light connected.

Rear Garden: 70' 9" x 33' 5" (21.55m x 10.18m)

South facing, un-overlooked, laid to lawn, paved patio, panel fencing to boundaries, two timber sheds with power connected, green house, water tap, timber gate to front aspect, covered storage, log store area, cherry, plum and apple trees, arbour.

Council Tax band: C

Water meter fitted: Yes

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.



## Energy performance certificate (EPC)

43 Firs Road  
West Mersea  
COLCHESTER  
CO5 8JR

Energy rating

**E**

Valid until:

**19 September 2032**

Certificate number: **1532-7521-0200-0045-0296**

Property type

Mid-terrace house

Total floor area

97 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 E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	50   E	75   C
21-38	<b>F</b>		
1-20	<b>G</b>		

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



