



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



HUNTERS COURT, MANNINGTREE, CO11 2SQ

GUIDE PRICE £500,000

**** GUIDE PRICE £500,000 - £525,000 **** A final chance to own a brand new detached house on the prestigious 'Hunters Court' development in Wix, Manningtree. Built to a high specification with the best in traditional styling and modern features by reputable developer Bocking Homes.

- Four Bedrooms
- Field Views to Rear
- Ground Floor Office
- 1,585 Sq Ft
- Village Location/Private Cul-De-Sac
- 10 Year Warranty
- Kitchen/Diner with Bifold Doors
- EPC TBC
- En-Suite to Master



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

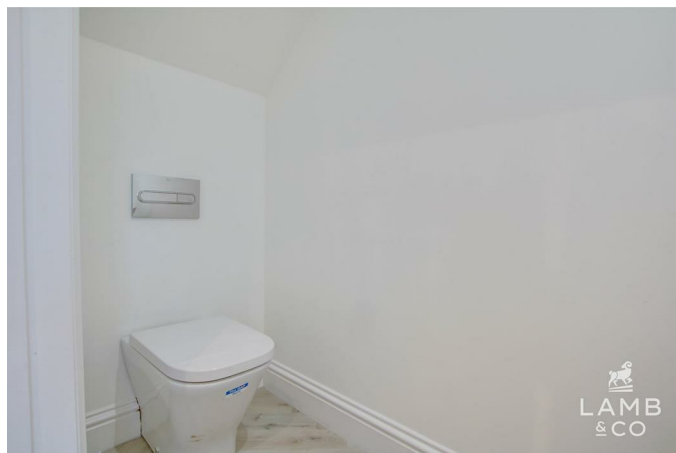


STUDY

9'8 x 5'8 (2.95m x 1.73m)



WC



KITCHEN/DINER

25' x 10'1 (7.62m x 3.07m)



UTILITY ROOM

6'11 x 5' (2.11m x 1.52m)



LIVING ROOM

13'10 x 11'11 (4.22m x 3.63m)



BEDROOM ONE

17' max x 11'3 (5.18m max x 3.43m)



FIRST FLOOR

LANDING



EN-SUITE

10'8 x 4'2 (3.25m x 1.27m)



BEDROOM TWO

13'8 max x 11'11 (4.17m max x 3.63m)



BEDROOM FOUR

8'4 x 8' (2.54m x 2.44m)



BEDROOM THREE

13'6 x 9'11 (4.11m x 3.02m)



BATHROOM



OUTSIDE

FRONT



REAR



- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

AERIAL



Additional Information

Council Tax Band: TBC

Heating: Air source heat pump (underfloor heating to ground floor and radiators to first floor)

Seller's Position: New build - no onward chain

Garden Facing: NW

Estate Charge: Annual estate charge applies for upkeep of communal areas. Annual figure TBC

Warranty: 10 year structural warranty provided by BuildZone

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

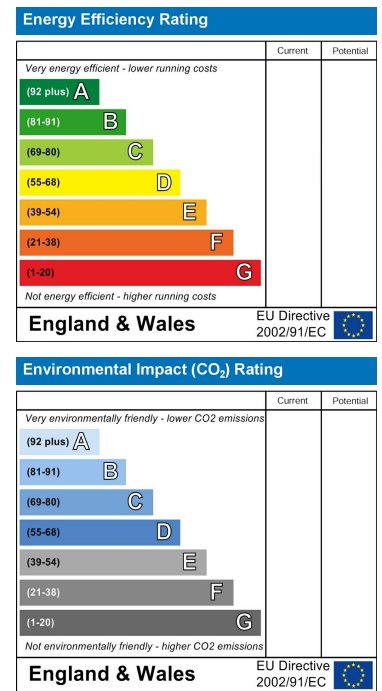
AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

Map

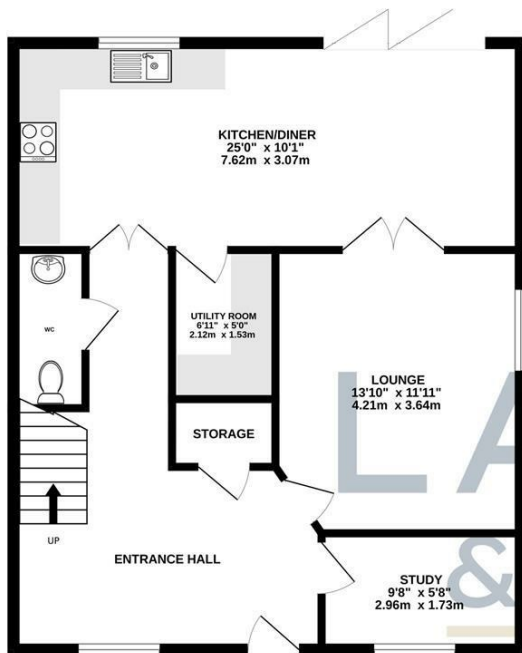


EPC Graphs

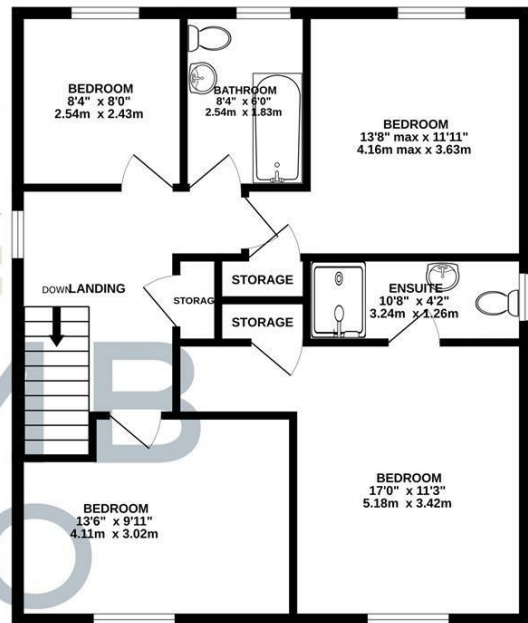


Floorplan

GROUND FLOOR
792 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA: 1585sq.ft. (147.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.