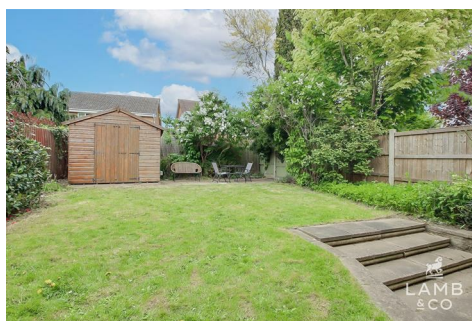




LAMB & CO

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Inspired by property, driven by passion.



TEMPLE PATTLE, MANNINGTREE, CO11 1RW

GUIDE PRICE £350,000

**** GUIDE PRICE £350,000 - £365,000 **** Located in the village of Brantham within a 1.5 miles of Manningtree train station. This spacious and well presented property offers two inviting reception rooms, a convenient ground floor WC and an en-suite to the master bedroom. The property also benefits from off-road parking and a pleasant, enclosed rear garden.

- Three/Four Bedrooms
- En Suite to Master
- Well Presented Throughout
- Second Reception/Ground Floor Bedroom Four
- Ground Floor WC
- Close to Manningtree Station
- Off-Road Parking
- EPC TBC
- Living Room with Bifold Doors to Garden

LOCATION

The property is nestled in the popular village of Brantham in the Stour Valley located on the Essex/Suffolk border approximately 2 miles from Manningtree town offering a range of amenities including boutique shops, pubs & eateries. Manningtree train station is less than 1.5 miles away and offers direct trains to the capital in as little as 56 minutes. The area offers plenty to do outdoors with Alton Water, Constable Park & Dedham Vale all within easy reach. The larger towns of Ipswich and Colchester are both within a 25 minute drive.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



KITCHEN

12'0 x 7'2 (3.66m x 2.18m)



DINING ROOM

12'5 x 7'9 (3.78m x 2.36m)



WC

6'0 x 3'0 (1.83m x 0.91m)



LOUNGE

19'0 x 12'2 (5.79m x 3.71m)



BEDROOM TWO

12'1 x 8'4 (3.68m x 2.54m)



FIRST FLOOR



BEDROOM ONE

11'0 x 10'0 (3.35m x 3.05m)



BATHROOM

7'1 x 6'5 (2.16m x 1.96m)



EN SUITE

8'8 x 4'6 (2.64m x 1.37m)



BEDROOM THREE

8'8 x 7'7 (2.64m x 2.31m)



OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: C

Heating: Gas central heating via radiators

Services: Mains electricity, gas, water & drainage

Broadband: Ultrafast Fibre (upto 1,000mbps)

Mobile Coverage: O2 - Likely. EE, Three, Vodafone
- Limited

Construction: Conventional

Restrictions: None

Rights & Easements: None

Flood Risk: Surface Water - Very Low | Rivers & Sea
- Very Low

Additional Charges: N/A

Seller's Position: Purchasing onwards

Garden Facing: North

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

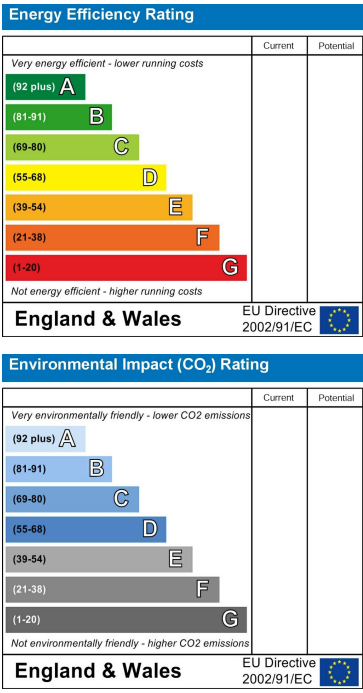
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

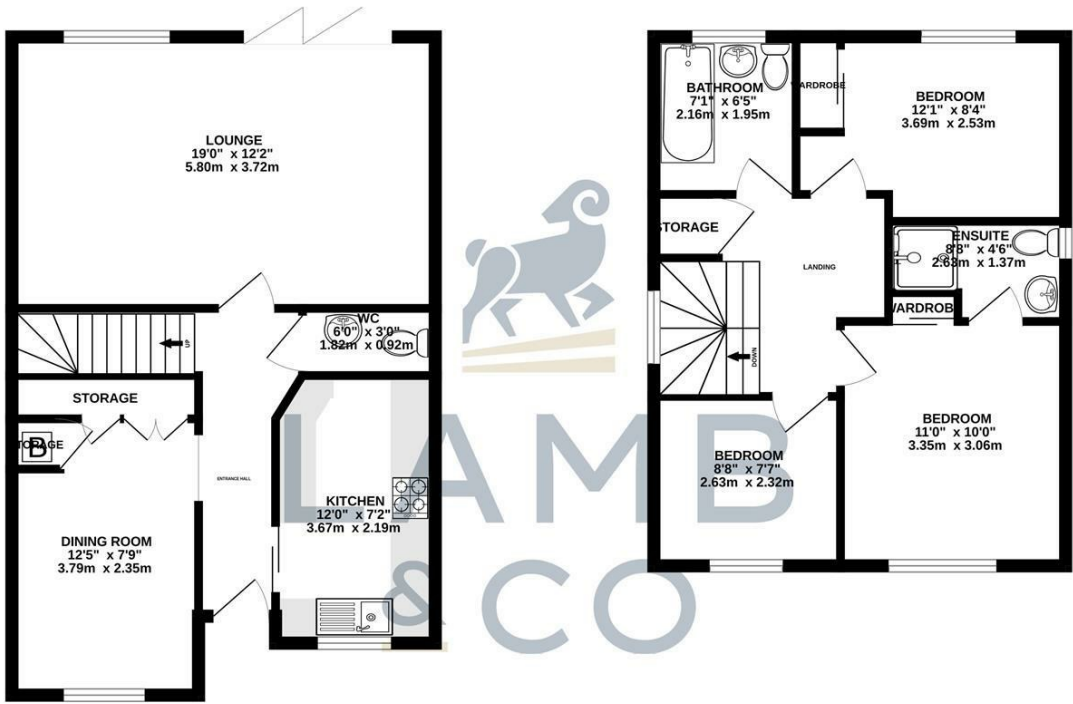
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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.

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