



Rowley Close, Manningtree,  
£275,000

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GRACE ESTATE AGENTS are delighted to present this Two Bedroom, Semi-Detached Bungalow with NO ONWARD CHAIN in the popular village of Brantham. Situated just outside of Manningtree, this property offers a peaceful location with nearby amenities such as local Public Houses, Shops and a Primary School.

## PROPERTY

The property is an excellent opportunity for a renovation project, with the potential to extend (subject to Planning Permission) into the garden. The property is situated on a large plot with two large storage Sheds, perfect for keeping outdoor furniture or garden equipment. You could remove these sheds to extend on the side of the property, or add a larger garage. There is a large Living Room with a big window and patio door into the rear Garden. There are Two Bedrooms - One Double and One Single - as well as the family Bathroom and Kitchen, also with a door into the garden.

## LOCATION

Brantham is a village in the Babergh district of Suffolk. It is located close to the River Stour and the border with Essex, around 2 miles north of Manningtree, and around 9 miles southwest of Ipswich. Brantham is home to many amenities including, churches, pubs, a local supermarket, a cafe, restaurants, a vet, play areas, a preschool and a primary school, all within walking distance or a short drive.

Manningtree also offers plenty of local amenities and is just a short drive from Brantham Village.

Manningtree Train Station is 1.4 miles from the property, with Ipswich Train Station just 10 miles. Both Stations provide frequent transport links into London Liverpool Street in under an hour, and other major cities.

## LOUNGE

13'4" x 11'0" (4.08 x 3.36)

Double Glazing, Patio Door out to garden







## KITCHEN

9'11" x 7'0" (3.03 x 2.14)

Fitted Kitchen, Double Glazing, Patio  
Door out to garden

## BATHROOM

6'6" x 5'6" (2.00 x 1.68)

Three Piece bathroom suite - WC, Walk-In  
Shower & Basin

## BEDROOM ONE

measurements tbc (measurements tbc)

Double Bedroom, Double Glazing,  
Carpeted



## BEDROOM TWO

11'1" x 8'11" (3.40 x 2.72)

Single Bedroom, Double Glazing

## GARAGE

16'1" x 7'10" (4.92 x 2.40)

Single Garage

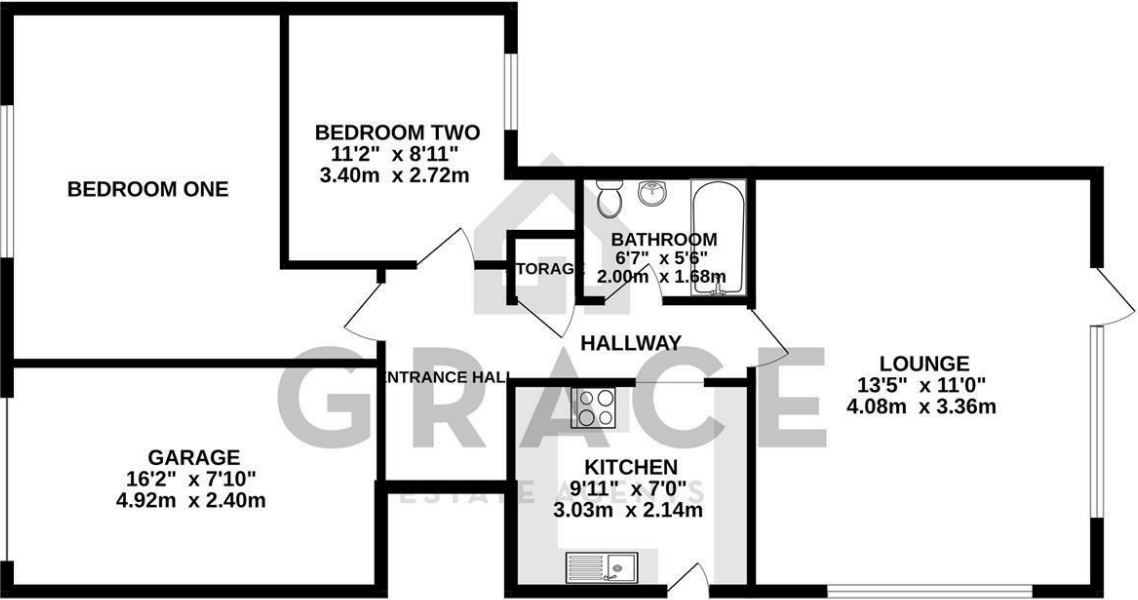
## GARDEN

The Garden offers two levels, making it a great opportunity for unique landscaping designs. It is a versatile space attracting plenty of sunlight during the day, ideal for relaxation and outdoor dining. The large windows into the property let in plenty of natural light from the garden, making indoors feel airy and spacious.





GROUND FLOOR  
984 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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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Viewing

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