



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)

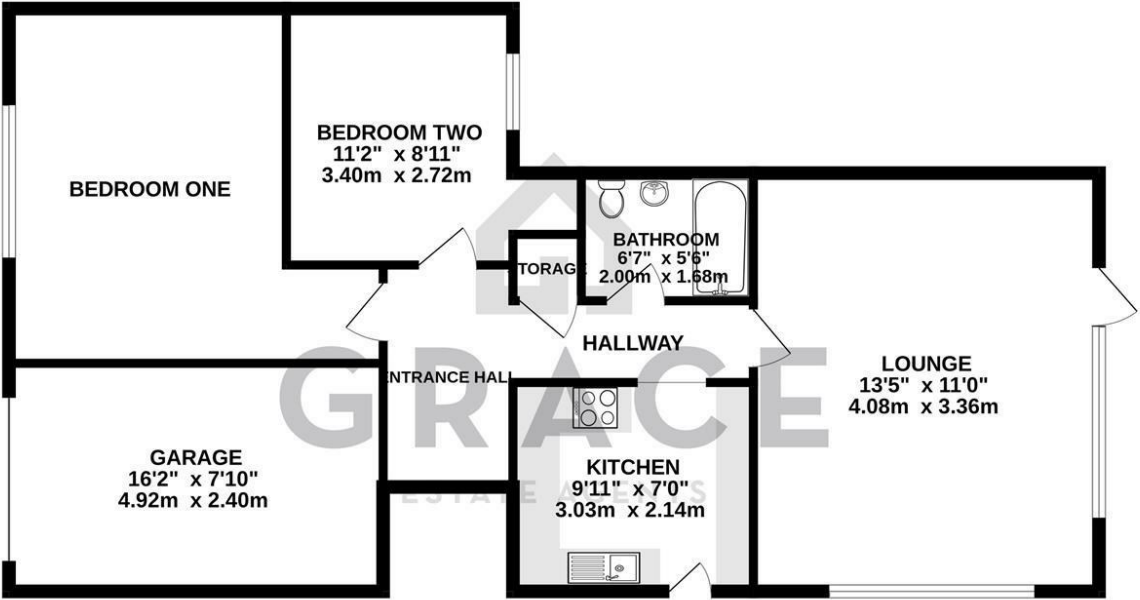
Single Garage

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.

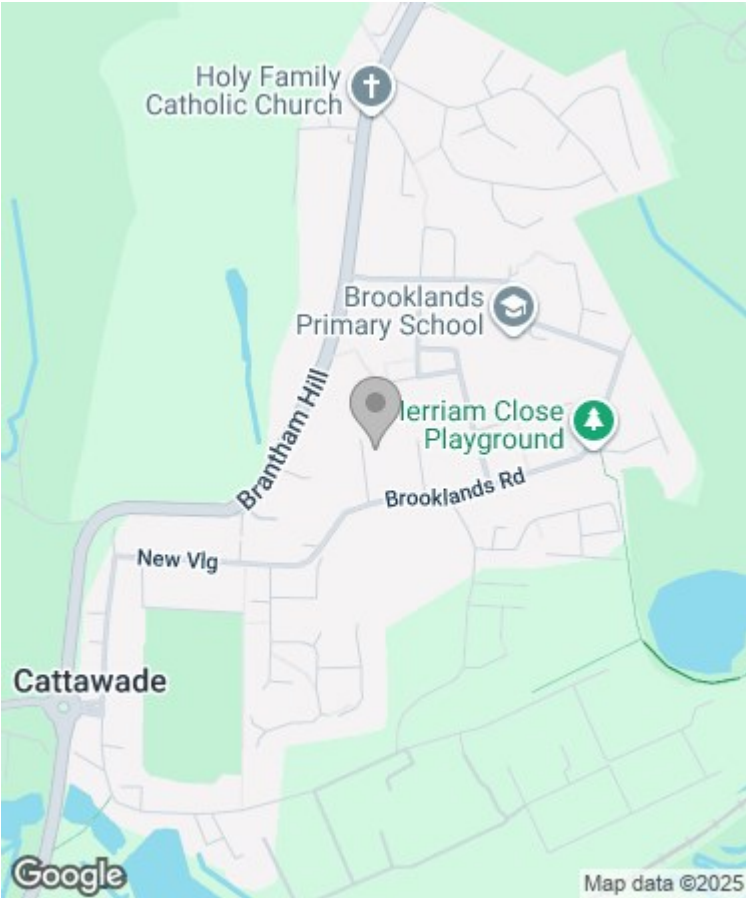
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	