

oakheart



£500,000

Guide Price
Rectory Road, Wrabness



Located in the heart of the village is the Wrabness, the beautifully positioned four-bedroom detached property. Within easy access to local amenities such as a Local Community Shop, A local GP surgery, the property is surrounded by the beautiful views of Essex countryside, close to the River Stour and opposite Wrabness train station offering services into Manningtree, Colchester and London Liverpool Street.

Entering the property via an entrance hall provides access to a

large living room to the right-hand of the property which gives access via double doors to the side garden for the property. A kitchen/breakfast room which offers an array of eye and base level units with space for appliances and a further utility room. Two further reception rooms are currently being used as a study and a separate dining room. A downstairs shower room completes the downstairs accommodation. The first-floor landing gives access to all four bedrooms with the master bedroom benefitting from built-in Wardrobes as was as an

ensuite shower facility. A further three-piece family bathroom is found on the first floor.

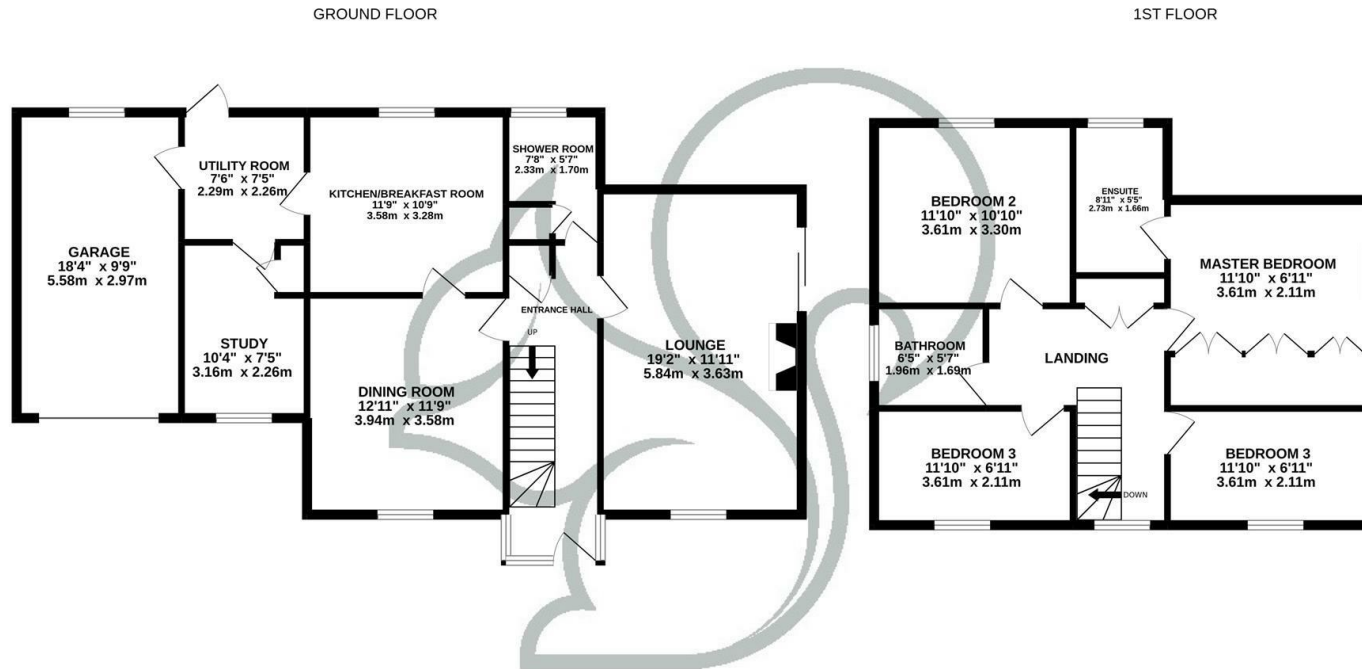
Externally the property sits on a well-proportioned plot, with the rear garden being mainly laid to lawn with a large patio area creating a perfect space for alfresco dining with personnel door giving rear access into the garage, the side of the property sits a further area which is mainly laid to lawn with a smaller patio area. The front of the property provides off-road parking for multiple vehicles and access to the garage via an up-and-over door.











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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Local Authority:
Tending

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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