

# oakheart

£240,000

Offers In Excess Of  
Seafeld Avenue, Mistley





Offered with No Onward Chain is this bungalow situated in Mistley, a charming village on the Essex/Suffolk border along the River Stour estuary, this home enjoys proximity to stunning natural surroundings and rich local history. Mistley is known for its Georgian and Victorian architecture, riverside walks, and landmarks such as Mistley Towers. Nearby Manningtree, England's smallest town, offers boutique shops, eateries, and convenient transport links including direct rail services to London Liverpool Street in under 70 minutes.

This two-bedroom semi-detached bungalow, located in the picturesque village of Mistley near Manningtree, offers an exciting opportunity for renovation and personalisation. The property features a side entrance leading into an entrance hall, which connects to a cozy living room, two bedrooms, and a wet room. At the rear, the kitchen and extension to the rear open onto a private garden, mainly laid to lawn, with access to a garage. The front of the property benefits from a driveway and off-road parking.

The area is perfect for those seeking a tranquil lifestyle with access to scenic countryside walks, sailing opportunities, and vibrant community amenities. This property provides a solid foundation for creating your ideal home in one of Essex's most desirable locations.





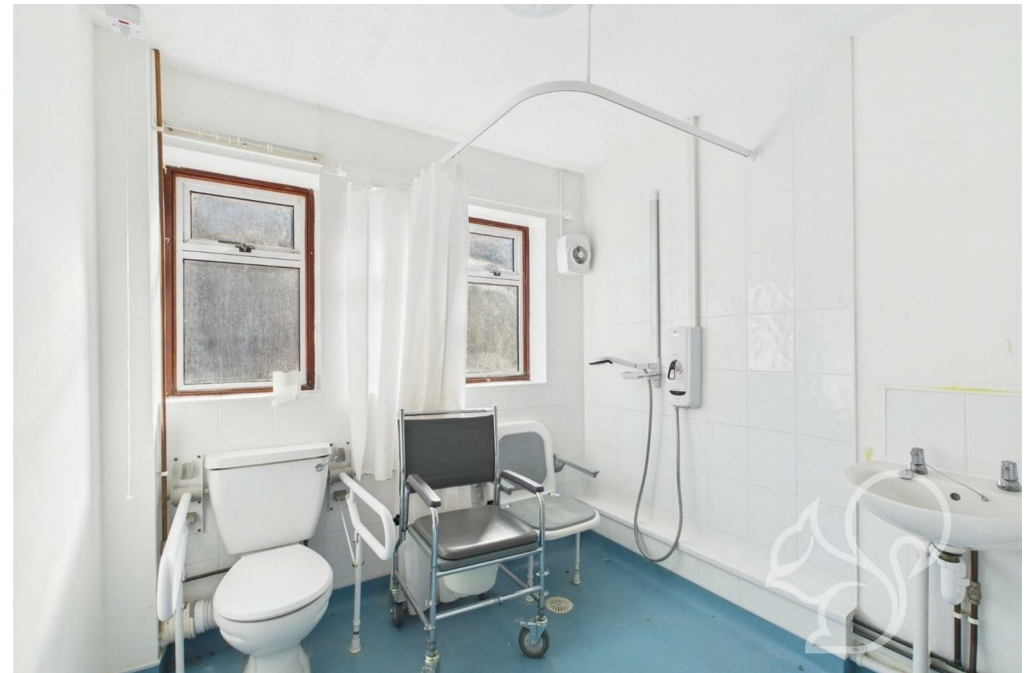
















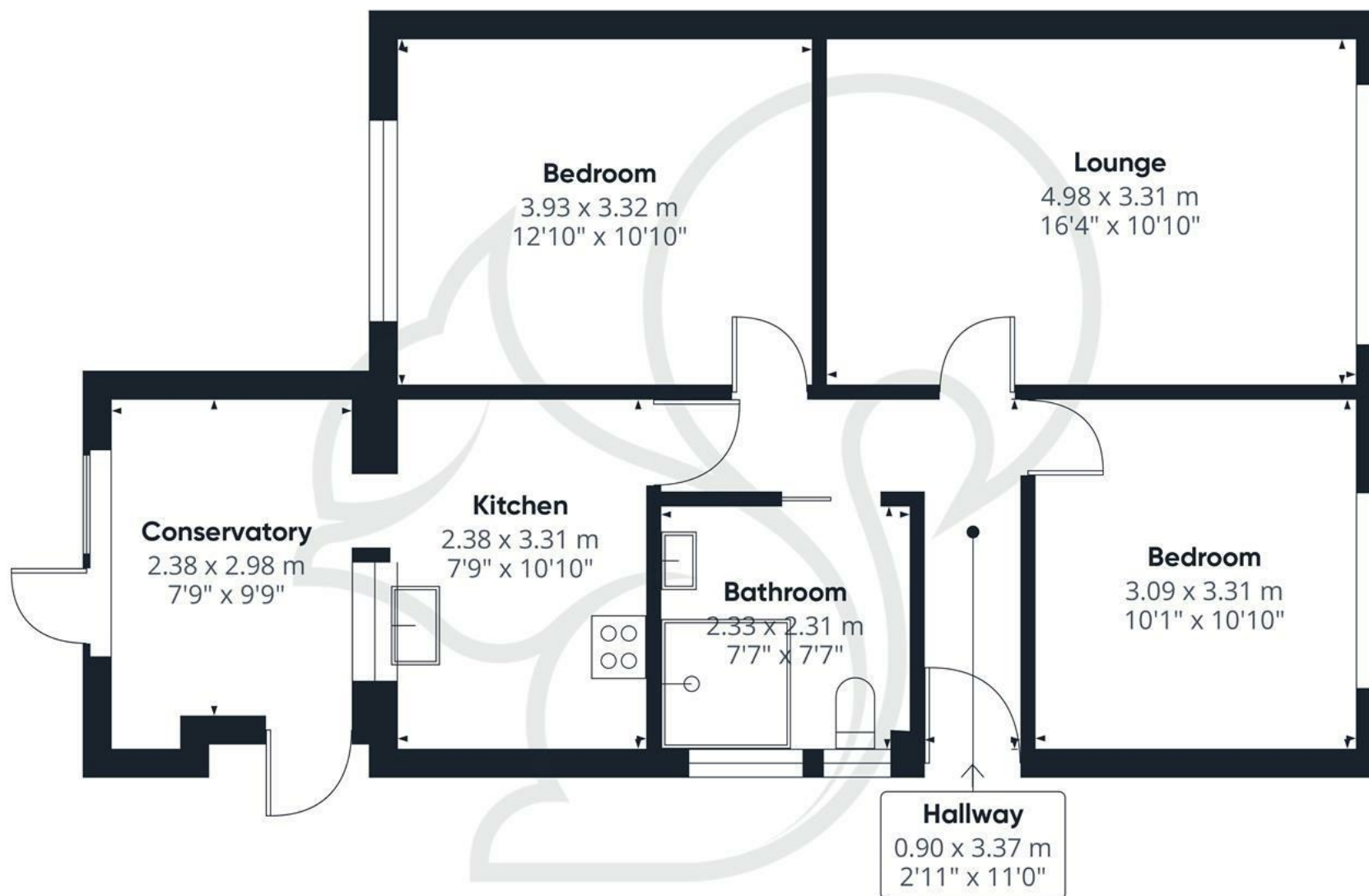












Approximate total area<sup>(1)</sup>

67.11 m<sup>2</sup>

722.37 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360




Local Authority:  
Tendring

Tenure:  
Freehold

Council Tax Band:  
C



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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Oakheart Colchester

01206 803 308

[colchester@oakheart.co.uk](mailto:colchester@oakheart.co.uk)

2b Cotman Road, Colchester, Essex, CO3 4QJ