



Temple Pattle, Brantham
£260,000 FREEHOLD

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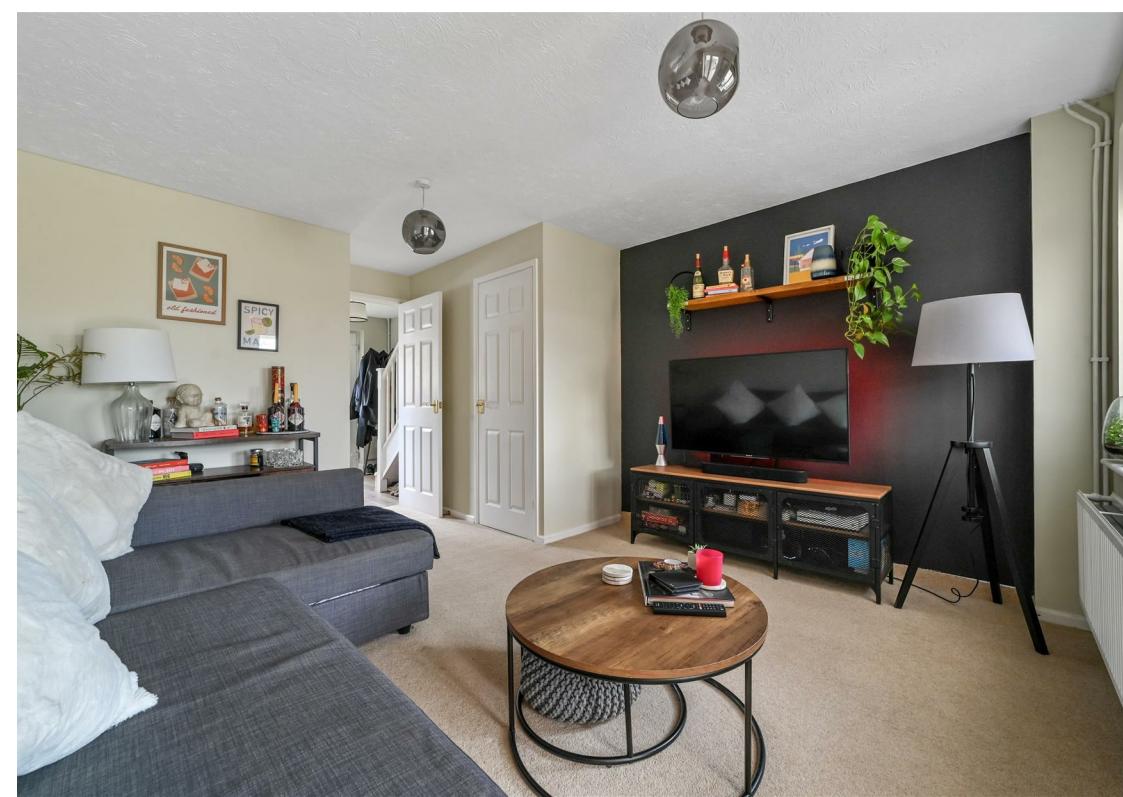
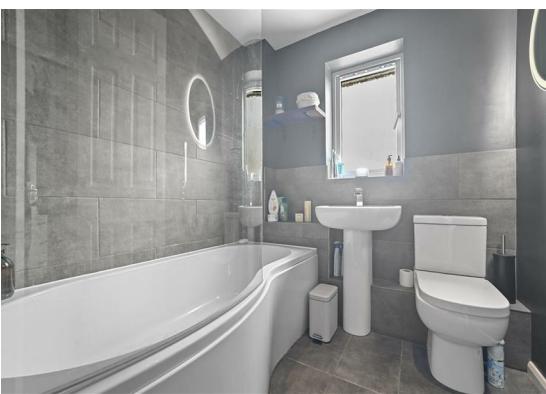
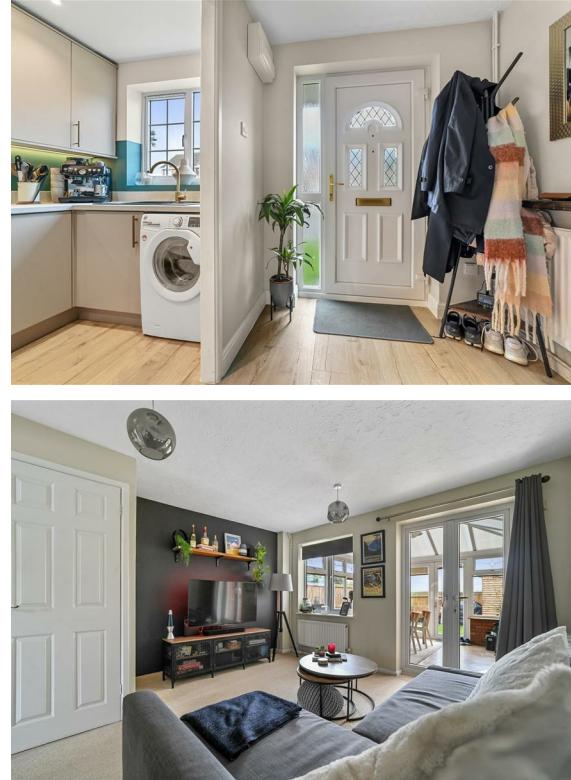
Nestled in the charming village of Brantham, this modern semi-detached residence beckons first-time buyers, couples, and small families to its doorstep. Embracing a prime location, this delightful home assures a life of convenience and comfort.

Step inside to discover a well-appointed interior that radiates warmth and modernity. The property welcomes you with an inviting hallway that leads to a newly fitted kitchen, equipped with contemporary amenities to inspire culinary exploits. The lounge, featuring an understairs cupboard, extends into a serene conservatory, providing a versatile space for relaxation or entertainment.

Upstairs, the tranquility of the sleeping quarters awaits. A double bedroom and a cosy single bedroom offer peaceful retreats, accompanied by a recently replaced bathroom, complete with a shower over bath, ensuring a fresh start to each day.

Noteworthy upgrades include a efficient gas central heating with a newly installed boiler in 2023, a sleek bathroom and kitchen revamp, all contributing to the home's appeal.

Outside, the south-facing rear garden is a sun-soaked haven, mainly laid to lawn with a patio area perfect for outside entertaining, and a handy shed for storage. Off-road parking adds to the list of conveniences, affirming this property as a wise choice for those seeking a turnkey solution in a sought-after location.





CO11RW [Change Location](#)

Select your address

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. [More Information](#).

This table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	8 Mbps	0.9 Mbps	✓
Superfast	70 Mbps	18 Mbps	✓
Ultrafast	900 Mbps	900 Mbps	✓

[Networks in your area - County Broadband, Openreach](#)
 Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

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Select your address

Indoor Outdoor

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network cutages. [More Information](#)

This table shows the mobile availability in your area.

Provider	Voice	Data
EE	✓	✓
Three	✓	✓
O2	✓	✓
Vodafone	✓	✓

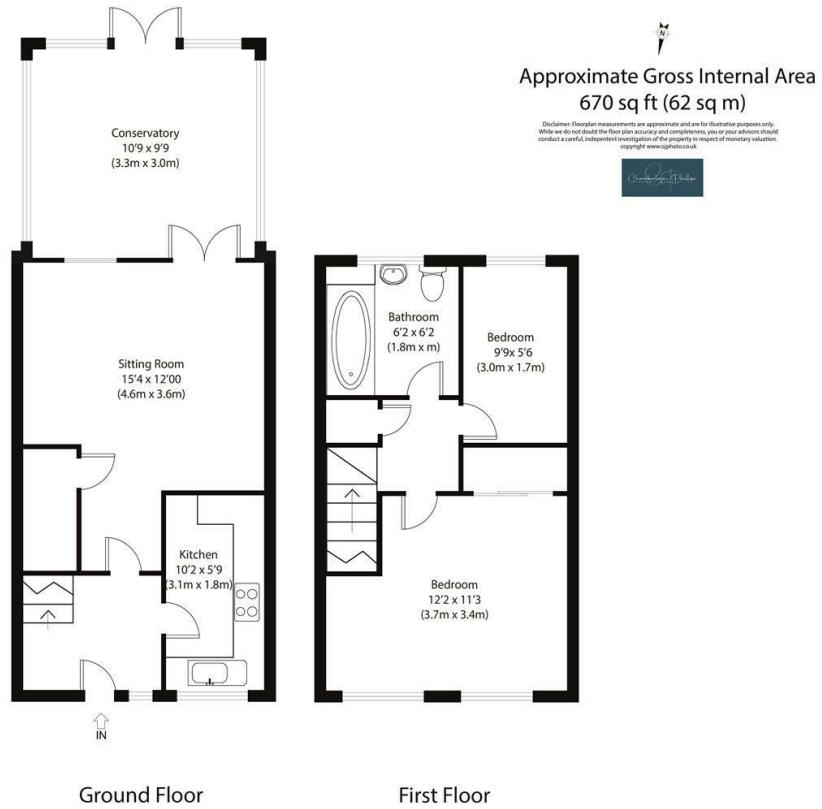


- POPULAR LOCATION
- MODERN SEMI DETACHED HOUSE
- OFF ROAD PARKING
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- NEW KITCHEN
- CONSERVATORY
- INTERNAL VIEWING RECOMMENDED

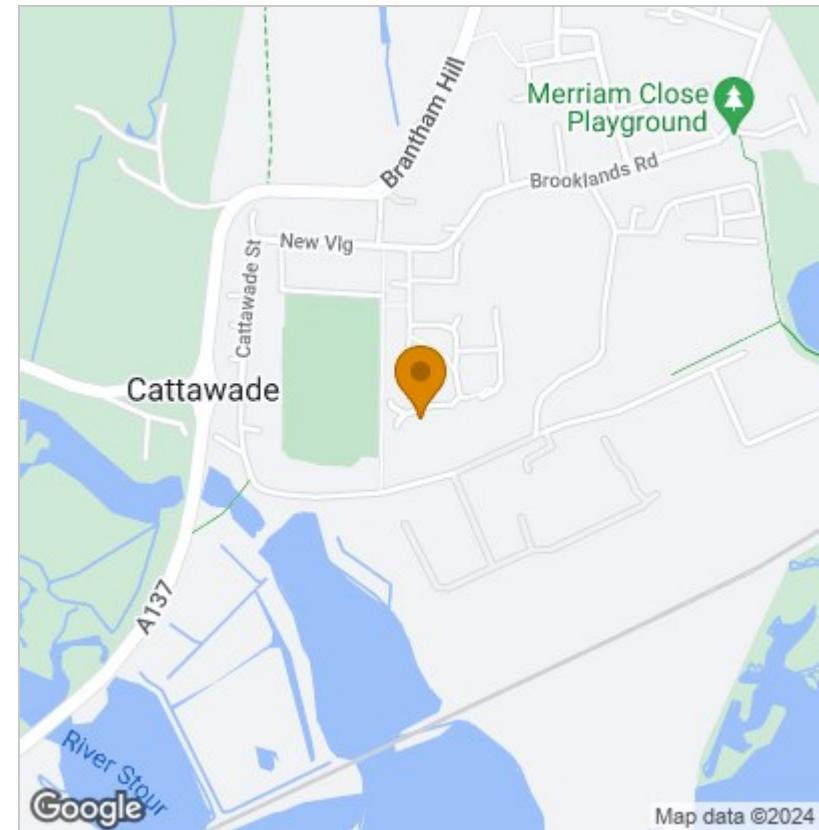
LOCATION

The village of Brantham is a particularly sought after village with numerous pubs, a highly regarded primary school. There are a parade of shops, approximately half a mile from the house and Manningtree is within close proximity with a much wider range of day to day shopping facilities. Access to the major towns of Ipswich and Colchester are available via the A12. Main line railway stations in Manningtree and Colchester after regular InterCity services to London's Liverpool Street Station, the journey times taking from 50 and 55 minutes respectively.

Floor Plan



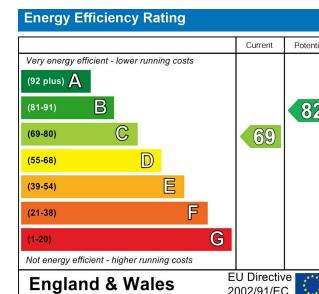
Area Map



Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold