



California Road, Mistley
£300,000

California Road

Chamberlain Phillips are delighted to offer this charming three bedroom, end-terrace Edwardian cottage, nestled in the quaint village of Mistley.

As you step through the entrance porch, you're greeted by a cosy living room, where a feature log burner becomes the heart of the home, offering a cosy space for relaxation and family time. The ground floor also boasts a generous second reception room, currently serving as an elegant dining area. The kitchen is designed to cater to your culinary endeavours, offering ample space and functionality.

Additionally, the ground floor includes a convenient shower room that doubles as a utility space, perfectly designed to suit the practicalities of day-to-day life.

Upstairs, the cottage continues to impress with three good-sized bedrooms, each offering a peaceful haven for rest and rejuvenation. The family bathroom serves these rooms.

Step outside to discover the dual aspect gardens, with both east and west facing areas to enjoy the sun at different times of the day. Here, children can play safely, and adults can relax or entertain in a serene outdoor setting.

Parking is a breeze with two allocated off-road parking spaces, adding to the convenience of this charming home.





- THREE BEDROOM COTTAGE
- END TERRACE
- FRONT AND REAR GARDENS
- LOG BURNER IN LIVING ROOM
- TWO BATHROOMS (ONE GROUND FLOOR)
- OFF ROAD PARKING
- POPULAR LOCATION
- VIEWING ADVISED

LOCATION:

Set on the banks of the River Stour, the village of Mistley has a charming atmosphere and its surroundings provide everything required for today's lifestyles from shopping or commuting for work, education and leisure. The historical Manningtree high street is just 1 mile away, full of charming cafes, bistros, wine bars and everything else you would expect from a small but bustling market town, including a variety of independent shops, some well-known supermarkets and a traditional street market, alongside a selection of locally renowned restaurants, it's a town bursting with character and conveniences for the residences of this home to explore and enjoy.

For travel connections, this executive newly built home also enjoys an enviable position, being conveniently located for work, leisure and recreation. For this ideally located collection, residents can easily reach the B1352 and the A137, which superbly links to the A120 and A12 making traveling to Colchester, Ipswich and beyond easily possible. For rail travel, Mistley and Manningtree stations both have parking facilities and offer frequent services to London Liverpool Street in approximately 65 minutes using the fast service.

Agents notes:

Tenure - Freehold

Council Tax - Band B

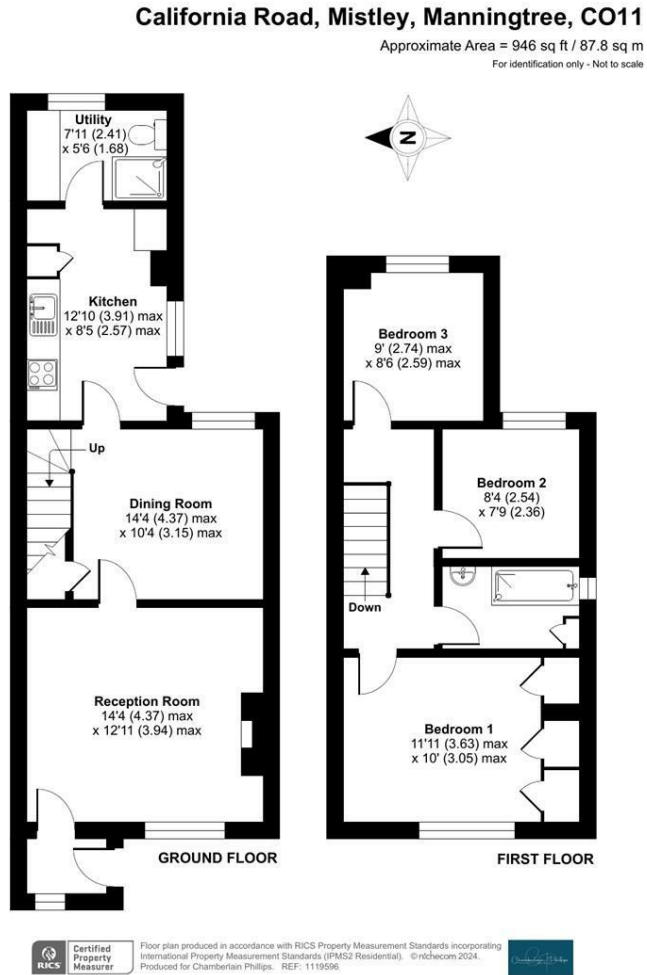
Services - Mains

Gas/Electric/Water/Drainage

Heating - Gas fired radiators



Floor Plan



Viewing

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

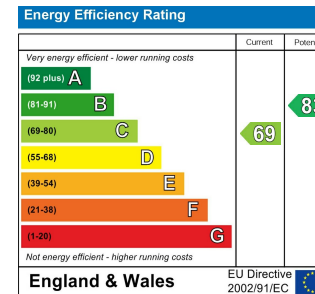
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Area Map



Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold