



Oxford Road, Manningtree
Offers In Excess Of £250,000

Manningtree

Step into the realm of homeownership with this charming two-bedroom mid-terrace house, an idyllic first purchase for those stepping onto the property ladder, and ideal for those seeking a peaceful abode in a picturesque and central location. Perfectly positioned within a leisurely stroll of the vibrant heart of Manningtree, this delightful property benefits from a plethora of local amenities right on your doorstep, from cosy pubs and tantalising restaurants to a variety of shops catering to all your needs.

Upon entering, you're welcomed by an inviting hallway leading to a spacious and bright living room, ideal for unwinding after a long day. The stylish and functional kitchen with chestnut worktops, built-in appliances, and double stove awaits your culinary exploits, whilst upstairs, two well-proportioned bedrooms create a peaceful retreat.

The main bedroom stands out, boasting a chic, free-standing bath, blending relaxation with private luxury. Additionally, a separate shower room caters to the practicalities of daily life.

The property benefits from a light aspect all around and large open skies with views down to the estuary and River Stour from the front bedroom. There is an overview of lush green gardens from the back windows, and not overlooked, the house emanates a sense of peace and privacy.

Outside, the quaint courtyard garden promises tranquil moments in the open air. There is a back cottage door entrance and access from Norman Road (useful for taking bicycles or leaving muddy boots after walks). In addition, two dry outside storage units. The front garden is home to mature roses, horned flowers, and lavender, with a cottagey feel, with an original doorstep and glass panelling. Embrace the ease of town living with this delightful property.





- TWO BEDROOM MID TERRACE HOME
- CLOSE TO MANNINGTREE TOWN CENTRE
- POPULAR LOCATION
- MAIN BEDROOM WITH FEATURE FREE-STANDING BATH
- VIEWING ADVISED
- COURTYARD GARDEN

LOCATION:

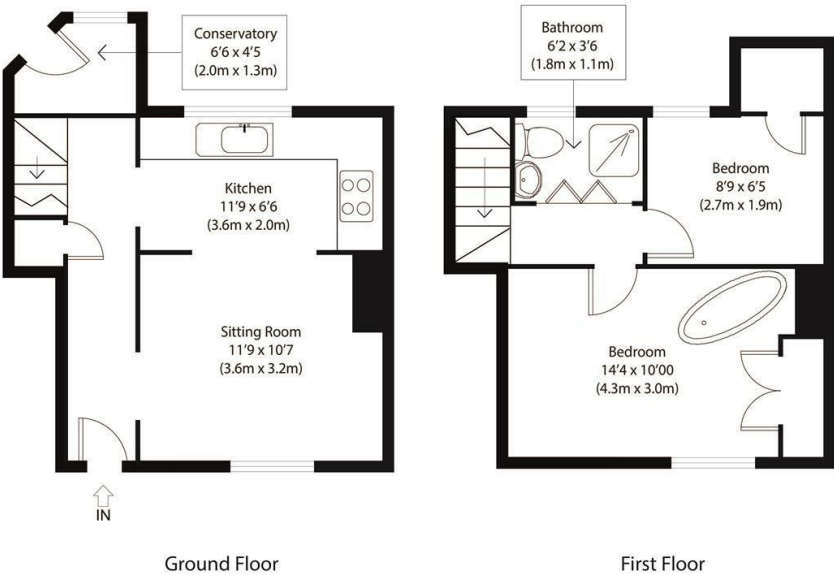
Manningtree, located in Essex, is a picturesque town nestled along the banks of the River Stour. It is part of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. Known for its rich history and charming architecture, it boasts a blend of quaint shops, cozy cafes, diverse and award-winning restaurant options, and local pubs, all contributing to its vibrant community atmosphere. The towns scenic surroundings include lush countryside and waterfront views, perfect for leisurely walks and outdoor activities and with the Stour Sailing Club, options for mooring, Regatta, and rowing. Also nearby is Dedham Vale for Constable Country, and the quaint beach and Nature Reserve at Wrabness. With excellent transport links, including a railway station connecting to London Liverpool Street in around 50 minutes from both Manningtree train station (5 minutes by car) and Mistley train station (2 minutes by car), a variety of options are within easy reach. It offers a delightful mix of rural charm and urban convenience, making it an ideal place to live in, commute or to, or simply visit and vacation in.

Agents Notes:

Tenure - Freehold/Flying Freehold
Council tax - Band B
Services - Mains electric/mains drainage/Mains water/Mains Gas
Heating - Radiators via Gas boiler
Mobile - O2 & EE available, Three & Vodafone are likely
Broadband - Ultrafast is available
Property Situated in Manningtree and Mistley Conservation Area



Floor Plan



Approximate Gross Internal Area
605 sq ft (56 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful independent investigation of the property in respect of monetary values. copyright www.photosharing.co.uk



Viewing

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

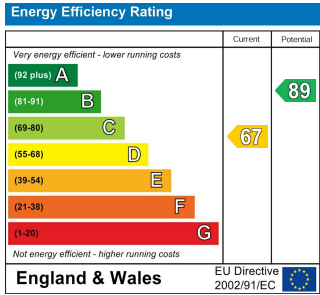
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Area Map



Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold