



Rigby Avenue, Mistley
£250,000

Rigby Avenue, Mistley

Located in a popular area, this well-presented two-bedroom semi-detached home offers a comfortable and practical option for first-time buyers, couples, or small families looking to make it their own. The property features a practical layout with two well-proportioned bedrooms and a comfortable sitting room with a feature fireplace and French doors leading to a west-facing garden. Outside, the garden features a patio area, a combination of lawn and established planting beds, as well as a summer house and a generously sized shed.

Enjoy the benefits of modern living with a kitchen that was refitted just two years ago, featuring sleek units with wood block worktops, an induction hob, oven, a useful pantry, and plumbing in place for both a washing machine and a slimline dishwasher. The side door from the kitchen adds a layer of convenience, while the ground floor cloakroom with WC serves as a thoughtful addition for guests.

The property's generous principal bedroom is complemented by a second bedroom and a contemporary shower room, featuring a spacious shower. Gas central heating and UPVC double glazing throughout ensure year-round comfort.

The property also benefits from driveway parking and offers potential to extend, subject to the necessary permissions. It's a home that can adapt to changing needs and provides a solid foundation for the future.





- SEMI DETACHED HOUSE
- DRIVEWAY PARKING FOR TWO VEHICLES
- GROUND FLOOR CLOAKROOM
- KITCHEN TWO YEARS OLD
- WEST FACING REAR GARDEN
- POTENTIAL TO EXTEND
- VIEWING ADVISED

LOCATION:

Situated on the banks of the River Stour, Mistley is a historic village offering a peaceful setting with convenient access to everyday amenities. Just a mile away, Manningtree's vibrant high street provides a range of independent shops, cafes, wine bars, and well-known supermarkets. The town also hosts a traditional street market and several popular restaurants, offering a mix of character and convenience.

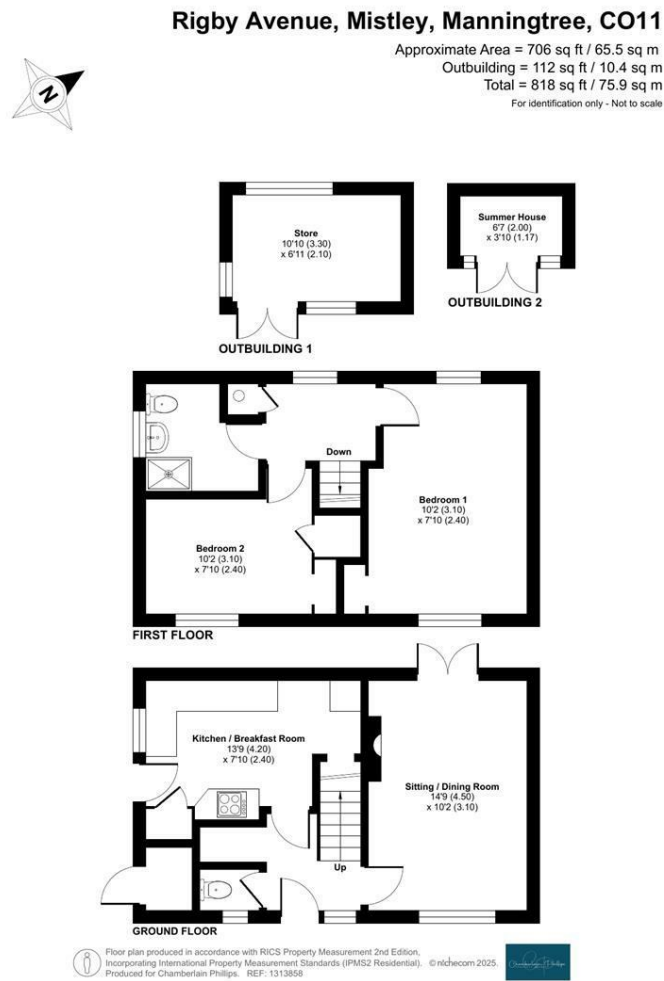
For commuters, the location is well-connected. The nearby B1352 and A137 provide direct routes to the A120 and A12, making travel to Colchester, Ipswich, and further afield straightforward. Rail connections are excellent too, with Mistley and Manningtree stations both offering parking and regular services to London Liverpool Street, with journey times of around 65 minutes on the fast train.

Agents notes:

Tenure - Freehold
Council Tax - Band A
Services - Mains
Gas/Electric/Water/Drainage
Heating - Gas fired radiators
Mobile Availability - EE, Three, Vodafone Networks are Limited, O2 is Likely
Broadband Availability - Ultrafast is available



Floor Plan



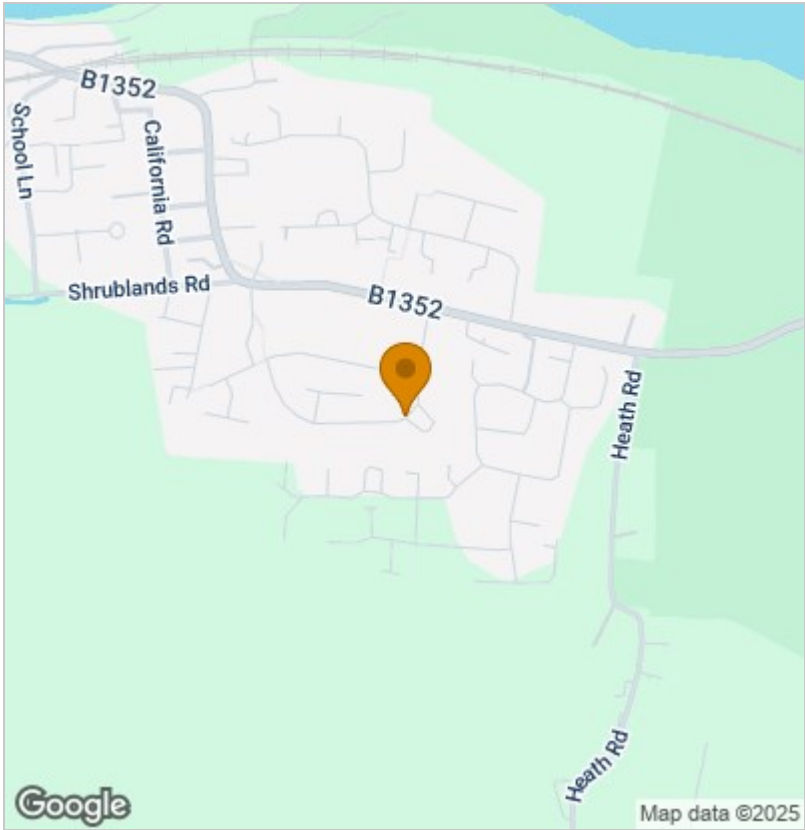
Viewing

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

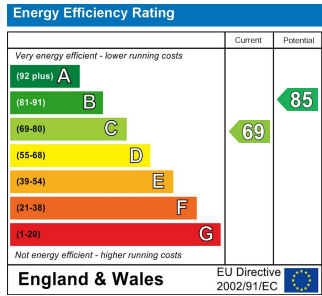
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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