



Trinity Road, Manningtree  
£170,000

## Trinity Road, Manningtree

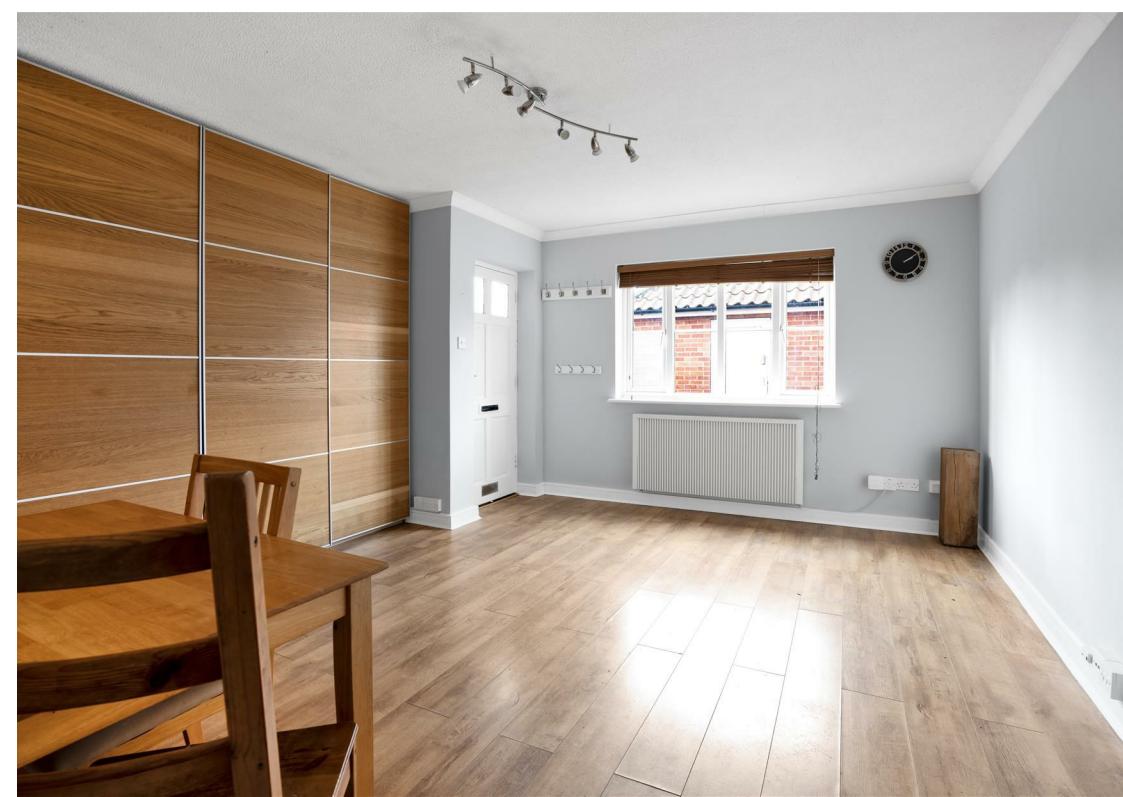
Step into homeownership with this charming ground-floor maisonette, an ideal first purchase or a perfect retreat for a couple seeking a comfortable and well located home. Set within a highly regarded area, the property is just moments from the heart of Manningtree town centre, offering both convenience and a strong sense of community.

The accommodation begins with a welcoming sitting room featuring a generous fitted cupboard, providing excellent storage. A central hallway leads through to the kitchen, which is equipped with an oven and induction hob, creating a practical and inviting space for everyday cooking.

There are two well-proportioned bedrooms, including a spacious double bedroom and a versatile single bedroom, ideal as a home office, guest room or nursery. The bathroom is fitted with a panelled bath and electric shower over.

Externally, residents benefit from well kept communal gardens, offering a pleasant green outlook, along with allocated parking and additional visitor spaces.

With easy access to Manningtree mainline station and excellent local amenities nearby, this maisonette offers an appealing blend of comfort, convenience and lifestyle, a wonderful place to call home.





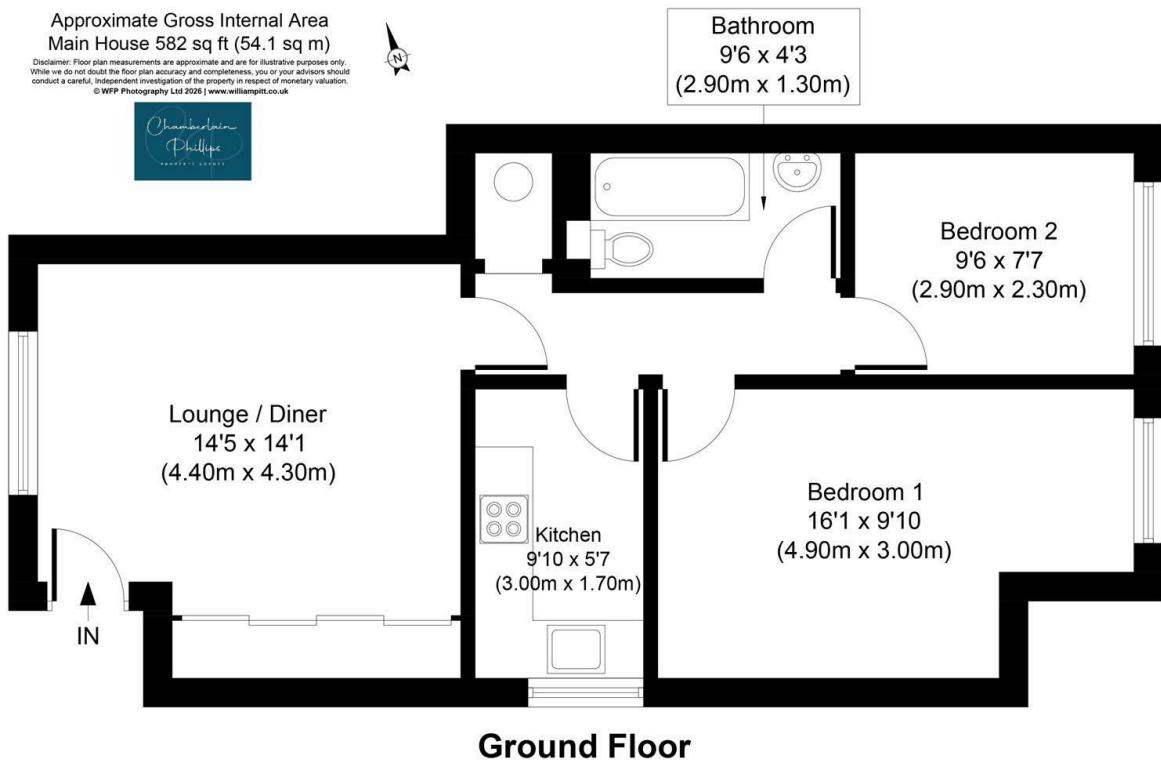
- GROUND FLOOR MAISONETTE
- TWO BEDROOM
- ALLOCATED PARKING
- POPULAR LOCATION
- WALKING DISTANCE TO MANNINGTREE CENTRE
- ACCESS TO MANNINGTREE MAINLINE STATION
- NO ONWARD CHAIN

**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 town's 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 to, or simply visit and vacation in.



**AGENTS NOTES:**  
Tenure - Leasehold  
Remaining Lease - 962 years remaining  
Service Charge - £869.57 per annum  
Building Insurance - £310 per annum  
Ground Rent - £331.42 per annum  
Council tax - Band A  
Services - Mains electric/Mains drainage/Mains water  
Heating - Electric Heating  
Mobile - All Networks are available  
Broadband - Ultrafast is available  
Property Situated in Manningtree and Mistley Conservation Area

## Floor Plan



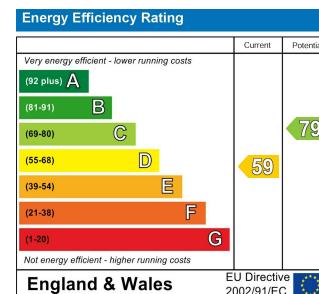
## Area Map



## Viewing

Please contact our Chamberlain Phillips 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 - A

Tenure - Leasehold

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