



Shrubland Road, Mistley  
Guide Price £200,000



## Property Overview

*This beautifully presented two-bedroom ground floor maisonette offers stylish, modern living with the added benefit of no upward chain.*

*Designed with comfort and convenience in mind, the property boasts an inviting open-plan living, kitchen, and dining area, a perfect space for both relaxing and entertaining.*

*The accommodation comprises two well-proportioned bedrooms and a contemporary bathroom, all finished to a high standard. Underfloor heating runs throughout, providing a warm and efficient living environment.*

*Externally, the property enjoys a private garden, ideal for outdoor dining and relaxation, as well as an allocated parking space for ease of living.*

*Offering the perfect blend of modern features and low-maintenance design, this home is ideally suited to first-time buyers, downsizers, or those seeking an investment opportunity generating a gross yield of 6.9%.*







### Property Setting:

*The property enjoys an enviable position in the historic riverside village of Mistley, on the edge of Manningtree. Known for its Georgian character and picturesque Stour Estuary setting, Mistley offers a wonderful balance of village charm and modern convenience.*

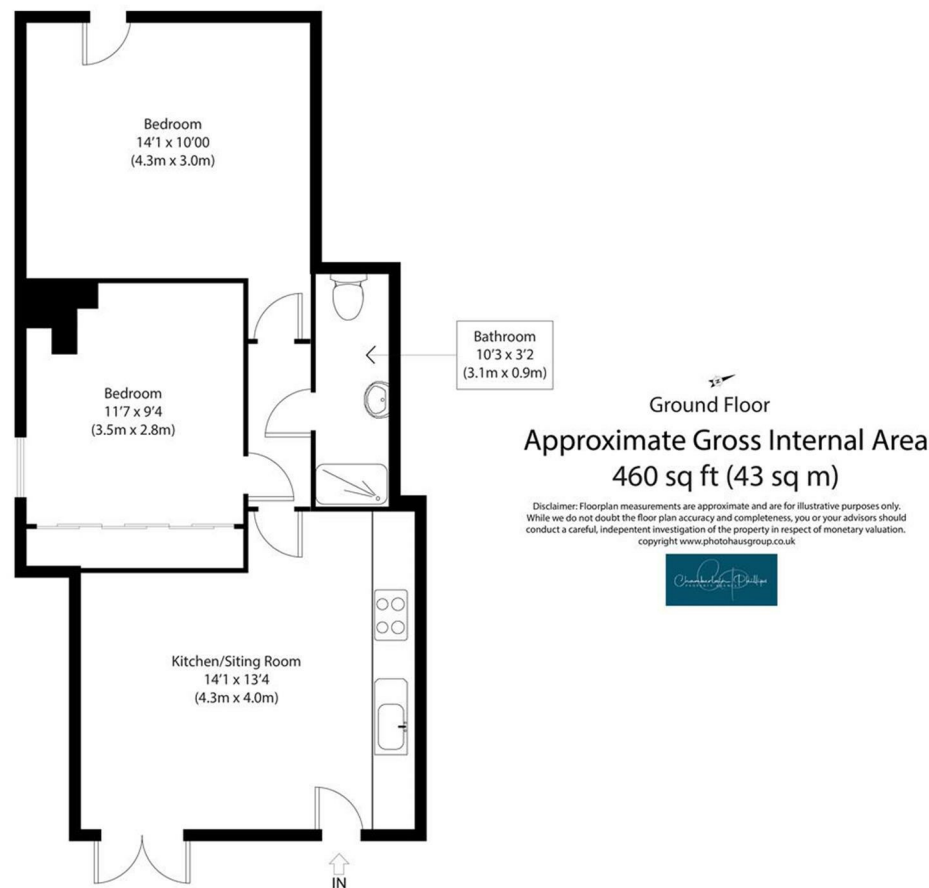
*Mistley Railway Station is just a short walk away, providing direct services into London Liverpool Street, Ipswich, and Colchester, making it an excellent choice for commuters. Locally, the village is home to the highly regarded Mistley Thorn bistro, celebrated for its fine dining and seafood, as well as the ever-popular Mistley Fishery, a traditional fish and chip shop loved by residents and visitors alike.*

*Nearby Manningtree, often referred to as England's smallest town, offers a delightful selection of independent shops, cafés, and restaurants, together with further mainline rail connections. The area sits at the gateway to the Dedham Vale Area of Outstanding Natural Beauty, "Constable Country," providing endless opportunities for walking, sailing, and countryside pursuits.*

*With its estuary views, excellent local amenities, and superb transport links, Mistley represents an idyllic lifestyle location for both families and professionals alike.*

- TWO BEDROOM GROUND FLOOR MAISONETTE
- PRIVATE GARDEN
- UNDERFLOOR HEATING
- 993 YEARS LEFT ON LEASE
- ALLOCATED PARKING
- GREAT INVESTMENT OFFERING A GROSS YIELD OF 6.9%
- NO CHAIN

Floor Plan



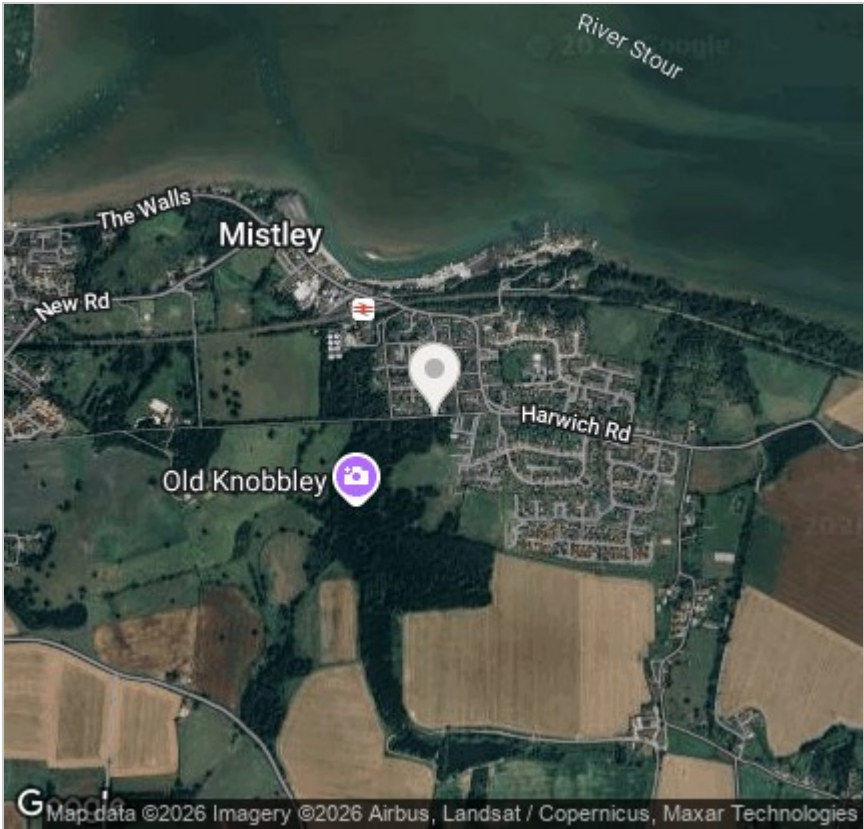
Viewing

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.

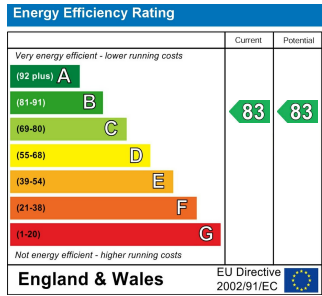
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Area Map



Energy Efficiency Graph



Agents Notes:  
Tenure - Leasehold  
Council tax - Band B  
Services - Mains electric/mains drainage/Mains water/Mains Gas  
Heating - Underfloor via gas  
Mobile - O2, Three & Vodafone are likely  
Broadband - Superfast is available  
Lease length - 993 years remaining, ground rent and service charges approx £1000 PA