



## 2 bedroom Mid Terraced House located in Mistley.

Price Of £260,000

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# Ian Rose Way Mistley Manningtree CO11 2FL



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## FULL DESCRIPTION

### THE OVERVIEW

\*\*\*Price Of £260,000\*\*\*

This contemporary mid-terrace home is in the desirable village of Mistley. It features two bedrooms, off-road parking, and a private garden. Conveniently positioned near local shops, amenities, and Mistley Rail Station, the property offers both comfort and accessibility.

### THE HOME

A double-glazed composite front door opens into a welcoming entrance hall, featuring laminate wood flooring, a radiator, and stairs leading to the first floor. The cloakroom comprises a low-level WC, vanity wash basin with storage below, tiled splashback, tiled flooring, and a radiator.

To the front of the home, the kitchen is fitted with a range of modern base and wall units, rolled-edge work surfaces, and an inset one-and-a-half bowl sink with mixer tap. Integrated appliances include an electric oven, induction hob with extractor hood, dishwasher, fridge/freezer, and washing machine. The room also houses the wall-mounted gas boiler and benefits from a double-glazed window, tiled flooring, and a radiator. At the rear, the living room features a double-glazed window and door opening onto the garden, laminate wood flooring, an under-stairs storage cupboard, and a radiator.

The landing provides access to the loft, a storage cupboard, and leads to both bedrooms and the bathroom. The master bedroom overlooks the rear garden and includes a built-in wardrobe, double-glazed window with fitted blind, radiator, and an air conditioning unit. Bedroom two, located at the front, also has a double-glazed window with fitted blind, radiator, and air conditioning unit. The bathroom is stylishly finished with a panelled bath and shower over, partially tiled walls, tiled flooring, WC, wash hand basin, extractor fan, inset spotlights, radiator, and a double-glazed window with fitted blind.

### THE OUTSIDE

The front garden is attractively hard landscaped and enclosed by wrought iron fencing with a matching gate.

To the rear, the garden begins with a paved patio, ideal for outdoor seating, with the remainder laid with low-maintenance artificial lawn. It is fully enclosed by wooden panel fencing and benefits from side access. A summer house with power and lighting provides additional versatile space, and the property also offers the potential for an electric vehicle (EV) charging point.

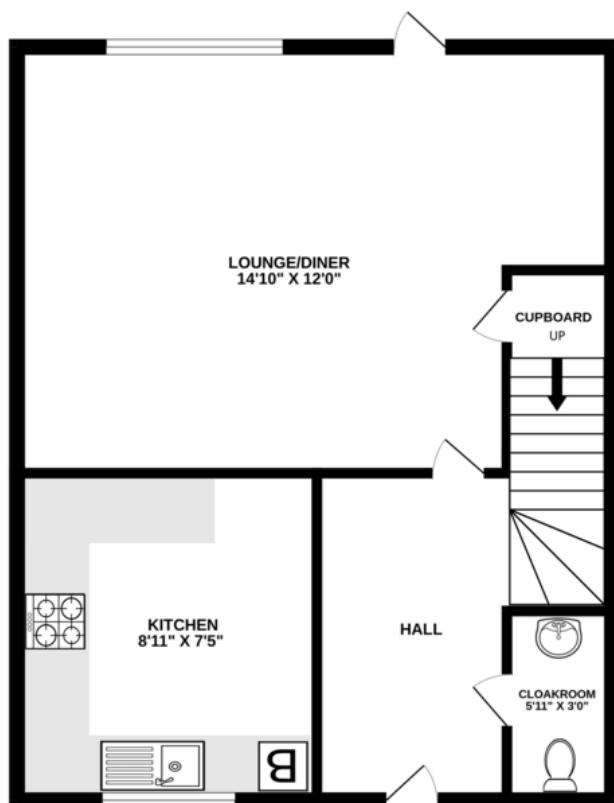
### THE LOCATION

The property enjoys a convenient location near Mistley Railway Station. Manningtree town centre is just over a mile away and offers a wide variety of amenities, including supermarkets, pubs, restaurants, a library, independent shops, and a mainline railway station.

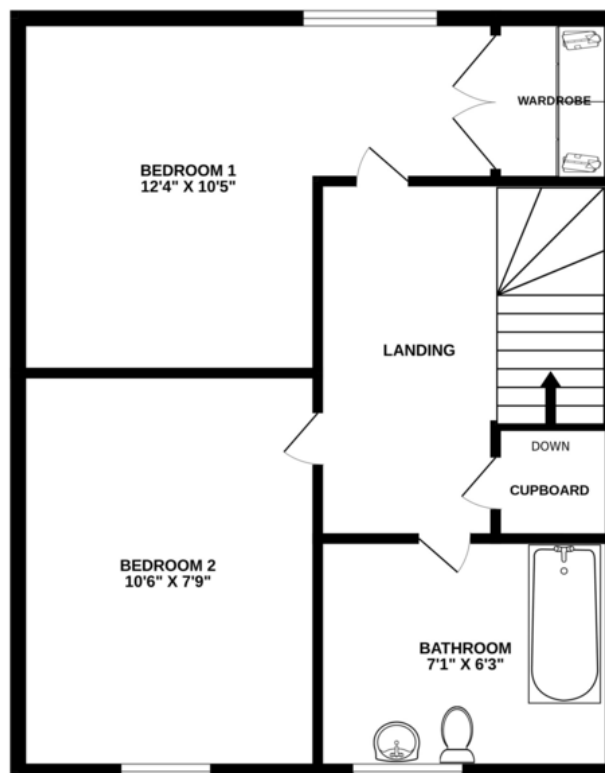


## FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

### CONTACT

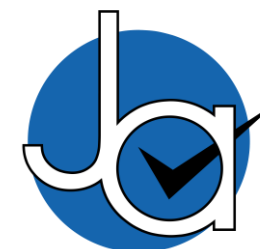
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