



**Glebe Close, Wix Manningtree CO11 2SD**



**welcome to**

**Glebe Close, Wix Manningtree**

Situated in the popular village of Wix with Farmland views to the rear is this two bedroom semi-detached bungalow. The property benefits from CONSERVATORY as well as DRIVEWAY & GARAGE.



### **Entrance Hall**

UPVC double glazed obscure front door, storage cupboard, loft access, cupboard housing boiler.

### **Lounge**

17' 4" x 10' 8" ( 5.28m x 3.25m )

Radiator, patio doors to rear leading to conservatory.

### **Kitchen**

12' 9" x 10' 6" ( 3.89m x 3.20m )

UPVC double glazed windows to side and rear, door to rear leading to garden, matching wall and base units with roll-edge work top and tiled splashbacks, stainless steel sink with mixer taps and draining board, integrated cooker, hob and hood, space for washing machine and fridge/freezer, radiator.

### **Conservatory**

11' 6" x 9' 5" ( 3.51m x 2.87m )

Brick and UPVC construction, French doors to rear leading to garden.

### **Bedroom One**

12' 9" x 10' 8" ( 3.89m x 3.25m )

UPVC double glazed window to front, radiator, fitted wardrobes.

### **Bedroom Two**

10' 6" x 9' 6" ( 3.20m x 2.90m )

UPVC double glazed window to front, radiator.

### **Bathroom**

6' 10" x 5' 7" ( 2.08m x 1.70m )

UPVC double glazed obscure window to side, heated towel rail, part tiled walls, extractor fan, shower cubicle.

### **Outside**

To the front of the property there is a driveway leading off of the main road into the secluded cul-de-sac location. The rear garden is fully enclosed with low fence to the rear with farmland views to the rear and an array of plants and shrubs. There is a garage with door to front and door to side with power and light.



***view this property online*** [williamhbrown.co.uk/Property/HAW109440](http://williamhbrown.co.uk/Property/HAW109440)



welcome to

## Miradene Glebe Close, Wix Manningtree

- Semi-Detached Bungalow
- 2 Bedrooms
- Conservatory
- Driveway & Garage
- Popular Village of Wix

Tenure: Freehold EPC Rating: D

**£290,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HAW109440](https://williamhbrown.co.uk/Property/HAW109440)



Property Ref:  
HAW109440 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01255 503125**



Harwich@williamhbrown.co.uk



280-282 High Street, Dovercourt, HARWICH,  
Essex, CO12 3PD



**williamhbrown.co.uk**