









# welcome to

# **Harwich Road, Mistley MANNINGTREE**

A three bedroom extended semi-detached house situated ideally for Mistley mainline railway station and also close proximity of Manningtree town centre. The property benefits from OFF ROAD PARKING and ESTABLISHED REAR GARDEN with fruit trees, pond, vegetable patch and studio.













#### **Entrance Hall**

Single glazed wooden front door, stairs to first floor, radiator.

## Lounge

12' 9" max x 14' 7" max ( 3.89m max x 4.45m max ) Radiator, UPVC double glazed bay window to front, log burner, opens to:-

### **Dining Room**

12' 9" x 12' 7" ( 3.89m x 3.84m )

Feature fireplace, radiator, storage cupboard, opens from Lounge, opens to Kitchen.

#### Kitchen

14' 9" x 7' 10" ( 4.50m x 2.39m )

Matching wall and base units with roll-edge work top and upstand, radiator, space for washing machine and fridge/freezer, two integrated cookers, integrated hob, one and a half bowl ceramic sink with mixer tap and draining board, UPVC double glazed window to rear, UPVC double glazed French doors leading to rear garden.

#### Cloakroom

Low level WC, vanity sink, extractor fan, boiler.

## **First Floor Landing**

Radiator, UPVC double glazed window to side, loft access.

#### **Bedroom One**

11' 6" x 9' 9" ( 3.51m x 2.97m )
UPVC double glazed window to front, radiator.

#### **Bedroom Two**

12' 7"  $\times$  7' 10" (  $3.84m \times 2.39m$  ) UPVC double glazed window to rear, radiator.

## **Bedroom Three**

7' 9" x 9' 5" ( 2.36m x 2.87m ) UPVC double glazed window to rear, radiator.

#### **Bathroom**

Low level WC, vanity sink, shower cubicle, part tiled

walls, heated towel rail, obscure UPVC double glazed window to front, spotlights, extractor fan.

#### Outside

The front garden has block paved driveway with gate leading to side garden. The rear garden is mainly laid to lawn and is fully enclosed with side access to lean to which is currently used as a log store. The rear garden is well established and benefits from a pizza oven, mature fruit trees, vegetable patch and pond. The garden is fully enclosed. At the rear of the garden there is a studio which has power and light, garden shed.





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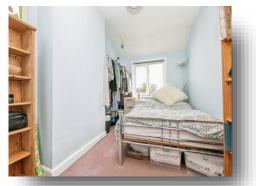
# **Harwich Road, Mistley MANNINGTREE**

- Extended Semi-Detached House
- 3 Bedrooms
- 3 Reception Rooms
- Off Road Parking
- Lovely Rear Garden with Fruit Trees, Vegetable Patch, Pond & Studio

Tenure: Freehold EPC Rating: D

£325,000









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Property Ref: HAW109632 - 0005 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.





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