



California Road, Mistley MANNINGTREE CO11 1JF

welcome to

California Road, Mistley MANNINGTREE

Situated in Mistley, Manningtree in the Stour Estuary (AONB) close to railway station town centre, as well as local bars and restaurants. Mistley Quay and Woodland is this WELL PRESENTED two bedroom mid-terraced house benefiting from outbuilding/summer house.



Entrance Hall

Wooden front door, storage cupboard, radiator.

Lounge

23' 7" max x 11' 1" (7.19m max x 3.38m)

UPVC double glazed windows to front and rear, two radiators, understairs storage area, multi fuel burner.

Kitchen

12' 6" x 8' 2" (3.81m x 2.49m)

Base units with solid wood worktops, two UPVC double glazed windows to side, French doors leading to rear garden, integrated double oven and hob, one and a half bowl stainless steel sink with mixer taps and draining board, spotlights, radiator.

First Floor Landing

Bedroom One

14' 4" x 10' 1" (4.37m x 3.07m)

UPVC double glazed window to front, radiator, loft access.

Bedroom Two

13' 3" x 8' 1" (4.04m x 2.46m)

UPVC double glazed window to rear, radiator.

Bathroom

9' 4" x 8' 2" (2.84m x 2.49m)

Double vanity sink, low level WC, p bath with mixer taps and shower over, heated towel rail, radiator, obscure UPVC double glazed window to rear, fully tiled.

Outside

To the front of the property there is a path leading to front door. The rear garden is fully enclosed with gated rear access and is mainly laid to lawn. There is an outbuilding/summer house, garden shed.

Garden Office

15' 2" x 8' 6" (4.62m x 2.59m)

Currently used as a home office. With power and light, WIFI connected, UPVC double glazed window to front, entrance door to side.



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welcome to

California Road, Mistley MANNINGTREE

- Well Presented House
- 2 Bedrooms
- Garden with Summer House
- Popular Location
- Close to Railway Station & Local Amenities

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAW109744 - 0003

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