

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.

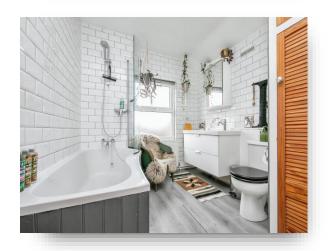












Entrance Hall

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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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: Awaited

offers in excess of

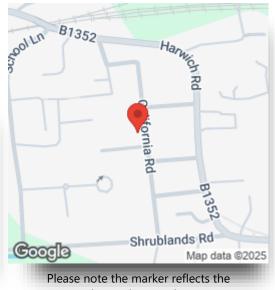
£280,000





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postcode not the actual property



Property Ref: HAW109744 - 0003 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