









welcome to

Secret Bunker Shrubland Road, Mistley Manningtree

A MODERN WELL PRESENTED three bedroom house situated in a SOUGHT AFTER LOCATION within CLOSE PROXIMITY of Mistley railway station, Manningtree town centre. The property benefits from Kitchen with appliances as well as Garage. VIEWING ADVISED













Cloakroom

Low level WC, wash hand basin, vinyl flooring.

Lounge/ Kitchen (lounge Area)

17' 2" \times 14' 5" ($5.23 \, \text{m} \times 4.39 \, \text{m}$) Spotlights, double glazed door to rear garden, under floor heating.

Kitchen

High gloss fronted wall and floor units, integrated fridge/freezer, microwave, hob, extractor, electric oven, dishwasher and washing machine.

First Floor Landing Bedroom Two

18' 5" max x 10' 9" (5.61m max x 3.28m) Spotlights, double glazed door to Juliet balcony, radiator, door to:-

Bathroom

Panelled bath with mixer taps and shower attachment, extractor fan, low level WC, wash hand basin, vinyl flooring, fully tiled heated towel rail.

Bedroom Three

14' 5" x 8' 9" (4.39m x 2.67m) Spotlights, double glazed window to front, radiator.

Second Floor Bedroom One

14' 5" $\max x$ 10' 6" \max (4.39m $\max x$ 3.20m \max) Spotlights, double glazed doors leading to roof terrace, radiator.

En-Suite

Obscure double glazed window to front, panelled bath with mixer tap and shower over, low level WC, wash hand basin, fully tiled, heated towel rail.

Outside

To the front of the property there is a driveway providing off road parking. The rear garden comprises of a patio area and lawn.

Garage

15' 2" x 7' 7" (4.62m x 2.31m) Power and light connected.





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Secret Bunker Shrubland Road, Mistley Manningtree

- Modern Terraced House
- 3 Bedrooms
- Kitchen with Integrated Appliances
- Driveway & Garage
- Bathroom & En-Suite

Tenure: Freehold EPC Rating: B

Council Tax Band: D

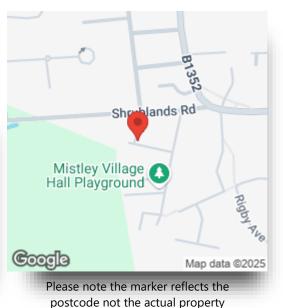
offers in the region of

£300,000









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Property Ref: HAW108984 - 0004 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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