









welcome to

High Street, Mistley Manningtree

Situated in a conservation area is this two bedroom Grade II Listed Georgian home in the sought after village of Mistley with views to rear across the River Stour. The property is located close to Mistley Towers, The Swan as well as mainline railway station and dates back to the mid 18th Century.













Entrance Hall

Wooden front door, radiator, stairs to first floor, stairs to lower ground floor.

Lounge

12' 1" x 9' (3.68m x 2.74m)
Sash window to front, radiator, open fireplace, storage cupboard.

Dining Room

11' 1" x 12' 1" (3.38m x 3.68m)

Single glazed window to side with secondary glazing, storage cupboard, radiator, multi fuel burner, opens to:-

Kitchen

6' 4" max x 11' 8" (1.93m max x 3.56m)

Matching wall and base units, tiled splashback, one and a half bowl stainless steel sink with mixer taps and draining board, space for washing machine and fridge/freezer, integrated cooker and hob, composite stable door to side leading to garden, tower radiator.

First Floor Landing

Radiator, half stairs leading to second floor.

Separate Wc

Low level WC, wash hand basin.

Shower Room

Single glazed window to side with secondary glazing, radiator, storage cupboard, walk in shower, low level WC, double vanity sink.

Upper First Floor Landing

Door to Bedroom One, stairs to second floor.

Bedroom One

10' max x 17' max (3.05m max x 5.18m max) Sash window to front, feature fireplace, radiator, storage cupboard, built in wardrobe.

Second Floor Bedroom Two

12' 6" max x 12' 5" max (3.81m max x 3.78m max)

Single glazed window to front, storage cupboard.

Outside

The rear garden is laid to hard standing and is fully enclosed with gated rear access leading down to The Quay. There are two brick storage areas. To the front of the property there is a low wall with steps down to front door. There is a flowerbed and plants.





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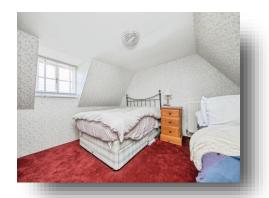
High Street, Mistley Manningtree

- Grade II Listed Georgian Home
- 2 Bedrooms
- Views Across River Stour to Rear
- Sought After Location
- Close Proximity of Railway Station & Manningtree Town Centre

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: D

£399,000









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Property Ref: HAW109952 - 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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