



## Harwich Road, Mistley

**\*\*Chain Free\*\*** A well presented Victorian 2 bedroom home situated in the picturesque waterside village of Mistley.

Guide price £220,000

# Harwich Road

## Manningtree, CO11



- Chain Free
- Sunny west facing garden
- Excellent transport links
- 2 Bedrooms
- 2 Sheds
- 2 Receptions
- Walking distance to train station

### The Property

The living room, situated at the front of the cottage, offers a cosy and inviting space with a generous window illuminating the room with natural light and perfectly complemented by a warm electric fireplace.

Behind, the dining room provides a generous space for hosting friends and family.

The kitchen which has been well looked after is both practical, equipped with ample worktop space and has plenty of storage space. Leading on from the kitchen you will find a lobby where you can access the airing cupboard, garden and the bathroom which comprises of a bath with overhead shower, low level wc and basin.

Upstairs, the home continues to impress with two bedrooms, each offering ample space and natural light.

### The Outside

This west facing garden features a generous lawn, with shrubs, and flowerbeds that provide privacy and a touch of nature. There's a patio close to the cottage for dining outdoors and hosting gatherings. There is a shed on the patio as well as at the bottom of the garden providing extra storage or perfect for potting. The garden is enclosed with panel fencing, ensuring privacy. This setup offers a spacious and sunny, practical and private outdoor space suitable for a variety of activities.

### The Area

Mistley is a village that joins Manningtree, Britain's smallest town. The area is well renowned for its beautiful waterside location, far-reaching estuary views, excellent local amenities, and vibrant community. Fresh fish is supplied to local residents weekly and the high street has a number of its own well regarded establishments including the award winning restaurant, The Mistley Thorn and the Mistley Kitchen Shop which hosts regular cookery workshops as well as selling fine wines and locally sourced produce and provisions.

A short walk along the riverside Walls and you will be in Manningtree. With an array of quaint cafes, wine bars and restaurants: the local amenities are plentiful. The popular wood fired pizzeria Lucca stands alongside, The Moghul Indian restaurant, Estuary Wine Bar, with its esteemed live music events, Manningtree Arts cafe with regular literary events and a quaint Mexican cafe called Maiz to name a few. There is also a sailing club, art gallery, library, theatre and both vintage and modern lifestyle shops.

Local schools are plentiful, with numerous well regarded primary and secondary schools within a 5 minute drive of the property and many others only slightly farther afield including both grammar schools, in Colchester, which can be easily reached via bus route or train.

Transport links are excellent. A few minutes walk from the property is Mistley rail station where you can be in London Liverpool Street in approximately 65 minutes. Manningtree also has a rail station and there is good access to the A12 and A120.

Mistley is also perfectly placed to explore Constable Country and the other lovely surrounding villages.

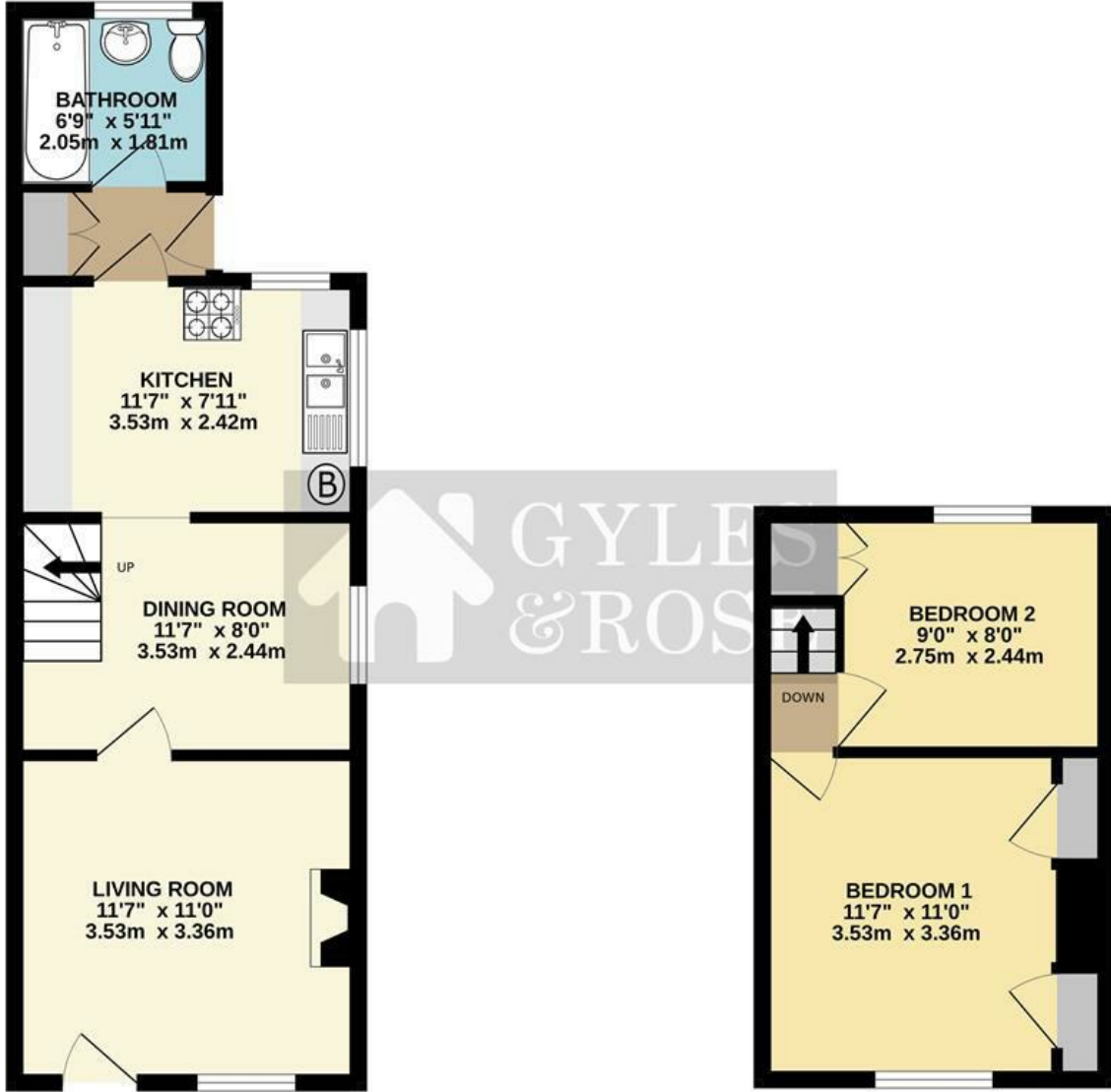
### Further Information



# Floor Plan

GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR  
216 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	87		A
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	