

Westerns End, Brantham

Guide Price £260,000 - £270,000

Property Overview:

Set in the Suffolk village of Brantham, this two-bedroom semi-detached bungalow offers the convenience of single-storey living, with an enclosed rear garden, driveway parking and a single garage. The property is offered for sale with no onward chain.

The sitting room looks out over the rear garden through patio doors, which bring natural light into the room and give it a pleasant outlook throughout the year. In the warmer months, the doors can be opened to enjoy a morning coffee outside or an evening meal in the garden.

A recently fitted kitchen is a welcome update, while the two bedrooms offer flexibility for those who would like a guest room or a dedicated space to work from home. A shower room completes the accommodation, and further benefits include double glazing and a boiler replaced within the last two years.

Outside, the enclosed rear garden offers space for planting and outdoor seating. The driveway provides off-road parking, with the single garage offering the option of additional parking, storage, a workshop or a potential hobby room.



















Property Setting:

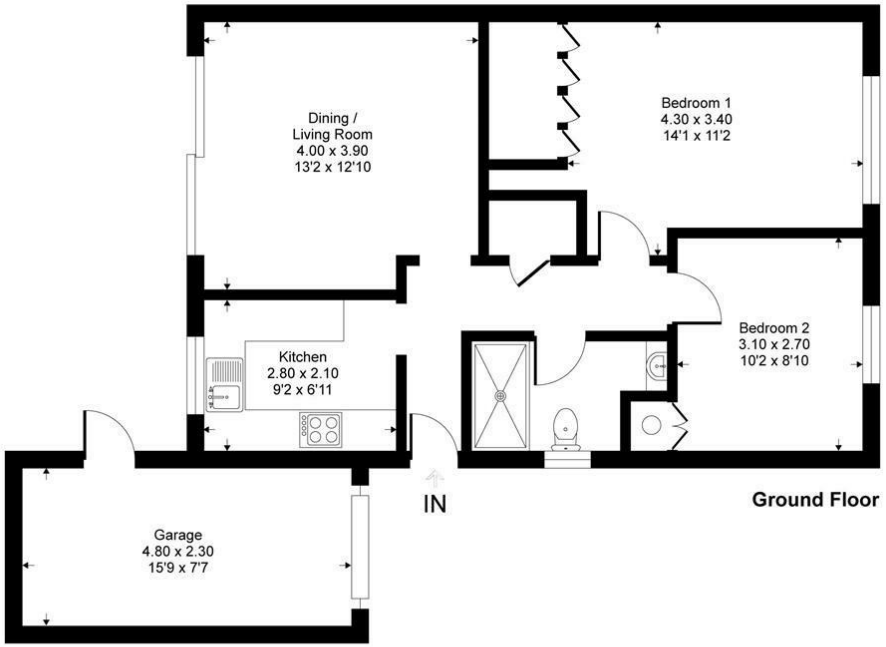
Brantham enjoys wide estuary skies and a rural setting on the banks of the River Stour, just across the water from Manningtree. There's a strong sense of community in Brantham. The village has a café, pubs and a local Co-op, along with a pre-school, primary school and a choice of play areas for younger families. Local groups meet at the village hall, while the playing fields and courts at Brantham Leisure Centre bring people together through sport. Brantham Parish Council

Nearby Manningtree is a favourite spot for a browse around the independent shops on the High Street or a stroll along the waterfront. For those travelling into London, Manningtree station offers direct services to London Liverpool Street within 55 minutes, making Brantham a practical base for anyone who wants to combine a London commute with life by the Stour

Important Information:
Tenure - Freehold
Council Tax - Band B
Services Connected - Mains Electric/Water/Drainage
Heating - Electric radiators (Fischer System)
Telephone - All networks offer good coverage outdoors and variable indoors (data from Ofcom)
Broadband - Ultrafast broadband is available
** We have used CGI in some images to give a better visual of the room.*

Floor Plan

Approximate Gross Internal Area = 60 sq m / 646 sq ft
Approximate Garage Internal Area = 11 sq m / 119 sq ft
Approximate Total Internal Area = 71 sq m / 765 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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