



Excelsior Avenue, Manningtree Park, Manningtree, CO11 2WE

welcome to

Excelsior Avenue, Manningtree Park, Manningtree

£300,000-£325,000 Guide. This exceptional MID-TERRACE HOUSE is WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR FIRST TIME BUYERS. Situated on the sought-after MANNINGTREE PARK DEVELOPMENT which is ideal for MANNINGTREE MAINLINE STATION for London Liverpool Street, schools, shops and restaurants.



Entrance

The property is entered via the front door with obscure double glazed insets leading to:

Entrance Hall

Laminate flooring (with underfloor heating) and doors leading to;

Cloakroom

Low level WC, wash hand basin with mixer-tap and laminate flooring (with underfloor heating).

Open Plan Living Space Lounge / Dining Room / Kitchen

Double glazed bi-folding doors opening onto the rear garden, double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, breakfast bar, brick-patterned tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, integral fridge, freezer, washing machine and dishwasher, built-in electric oven with four-ring electric hob and cooker hood over, built-in understairs cupboard, two wall-mounted underfloor heating control panels, inset spotlights and laminate flooring (with underfloor heating).

First Floor Landing

Access to the loft, built-in airing cupboard (housing the Vaillant boiler) and doors leading to;

Bedroom One

Double glazed window to the front aspect, built-in wardrobes with sliding doors, radiator and a door leading to:

En-Suite Shower Room

Walk-in double shower cubicle with shower attachment and waterfall shower head over, wash

hand basin with mixer-tap, low level WC, chrome heated towel rail, shaver point, extractor fan, inset spotlights, tiled walls and tiled flooring.

Bedroom Two

Two double glazed windows to the rear aspect and a radiator.

Bathroom

Enclosed panel bath with mixer-tap/shower attachment and waterfall shower head over, wash hand basin with mixer-tap, low level WC, chrome heated towel rail, shaver point, extractor fan, inset spotlights, part tiled walls and tiled flooring.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, wooden shed to the rear and further access via the gated pathway to the side.

Parking

There are two parking spaces provided to the rear of the property which can be accessed via the gated access road and the gated pathway to the side.



view this property online williamhbrown.co.uk/Property/CSJ110109



welcome to

Excelsior Avenue, Manningtree Park Manningtree

- Two Bedrooms
- Modern Mid-Terrace House
- Open Plan Living Space
- Well-Appointed Kitchen
- Attractive Rear Garden

Tenure: Freehold EPC Rating: B
Council Tax Band: C

guide price

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ110109



Property Ref:
CSJ110109 - 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



01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk