



Excelsior Avenue, Mistley
£325,000

Property Overview

A beautifully presented two-bedroom mid-terrace home, constructed by City & Country approximately two years ago and finished to an exceptional standard throughout. Located within the highly sought-after Manningtree Park development, the property showcases high-quality fittings including an integrated kitchen with stone worktops and stylishly tiled bathrooms.

The accommodation begins with an entrance hallway featuring a convenient ground floor WC. To the rear, a spacious open-plan kitchen/dining/family room forms the heart of the home, offering a modern integrated kitchen and ample space for both living and entertaining. Bi-folding doors open out to the rear garden, creating a seamless connection between indoor and outdoor spaces, while a useful storage cupboard adds practicality.

Upstairs, there are two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A contemporary family bathroom serves the second bedroom.

Externally, the property enjoys an enclosed west-facing rear garden, ideal for enjoying afternoon and evening sun. The home also benefits from off-road parking for two vehicles.

A superb opportunity to acquire a nearly new home in a desirable development, finished to a high specification throughout.





- TWO BEDROOM MID TERRACE HOME
- OPEN PLAN LIVING
- OFF-ROAD PARKING
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- BI-FOLDING DOORS TO THE REAR GARDEN
- CONSTRUCTED BY CITY & COUNTRY SOME TWO YEARS AGO
- VIEWING ADVISED
- WEST FACING REAR GARDEN

LOCATION:

Set on the banks of the River Stour, the village of Mistley has a charming atmosphere and its surroundings provide everything required for today's lifestyles from shopping or commuting for work, education and leisure. The historical Manningtree high street is just 1 mile away, full of charming cafes, bistros, wine bars and everything else you would expect from a small but bustling market town, including a variety of independent shops, some well-known supermarkets and a traditional street market, alongside a selection of locally renowned restaurants, it's a town bursting with character and conveniences for the residences of this home to explore and enjoy.

For travel connections, this executive newly built home also enjoy an enviable position, being conveniently located for work, leisure and recreation. For this ideally located collection, residents can easily reach the B1352 and the A137, whilst superb links to the A120 and A12 make traveling to Colchester, Ipswich and beyond easily possible. For rail travel, Mistley and Manningtree stations both have parking facilities and offer frequent services to London Liverpool Street in approximately 65 minutes using the fast service.

Agents notes:

A development charge is payable of £325.00 per annum
Tenure - Freehold
Council Tax - Band C
Services - Mains Gas/Electric/Water/Drainage
Heating - Gas underfloor heating to ground floor/Gas radiator to first floor
Mobile availability - EE - 82% / Three - 68% / Vodafone - 67% / o2 - 65%
Broadband availability - Ultrafast Broadband is available



Floor Plan



Approximate Gross Internal Area
935 sq ft (87 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright www.chamberlainphillips.co.uk



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.

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Area Map



Energy Efficiency Graph

