



California Road, Mistley  
£260,000



## California Road

Nestled in the charming environs of Mistley, this delightful two-bedroom semi-detached house presents an excellent opportunity for first-time buyers and investors alike.

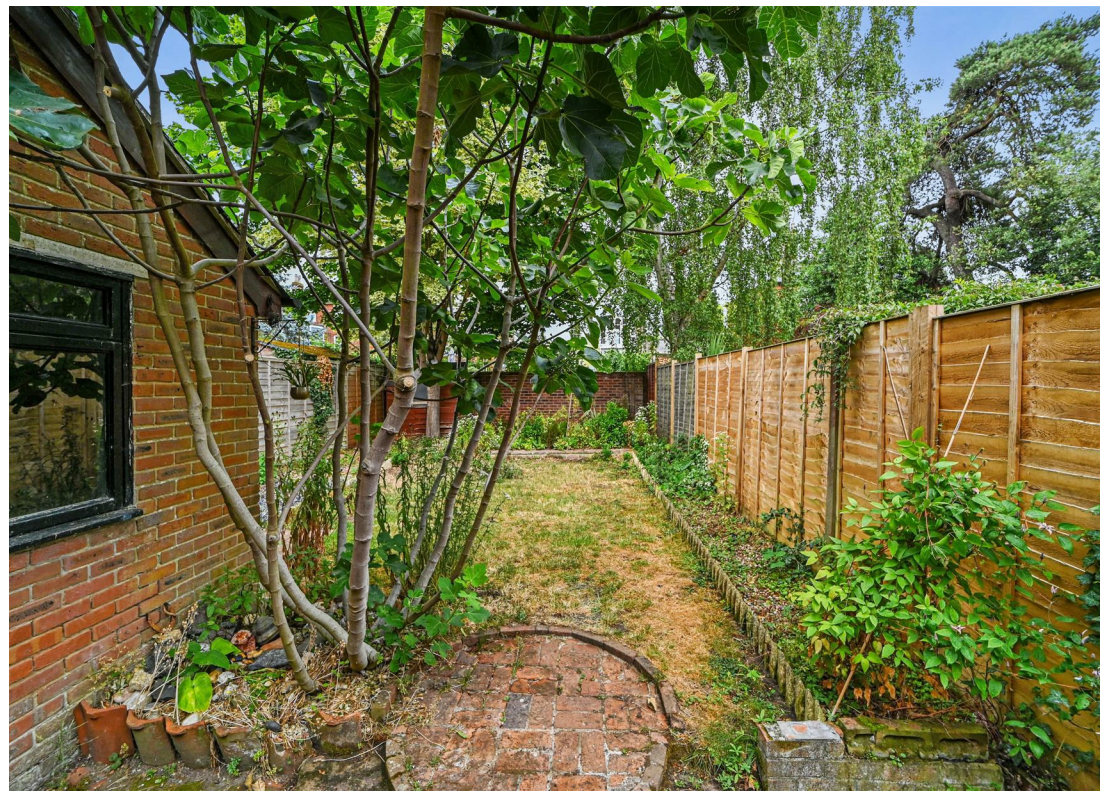
As you step through the entrance hallway, you're greeted by a cozy kitchen to the front, setting the stage for culinary adventures. The living room exudes warmth and comfort, boasting a feature fireplace as its centrepiece—a perfect retreat for relaxation or hosting intimate gatherings. Flowing seamlessly from the living room is the conservatory with doors to the rear garden.

Upstairs, two well-proportioned bedrooms offer peaceful sanctuaries, complemented by a well-appointed family bathroom.

Outside, the property doesn't disappoint, with generous driveway parking to the front and side, leading to a versatile single garage. Currently partly converted, with the front serving as storage and the rear as a workshop, the space offers immense potential.







- TWO BEDROOM SEMI DETACHED HOME
- POPULAR LOCATION
- SINGLE GARAGE - PARTLY CONVERTED
- ENCLOSED REAR GARDEN
- CONSERVATORY
- NO ONWARD CHAIN
- DRIVEWAY PARKING
- VIEWING ADVISED

#### 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.

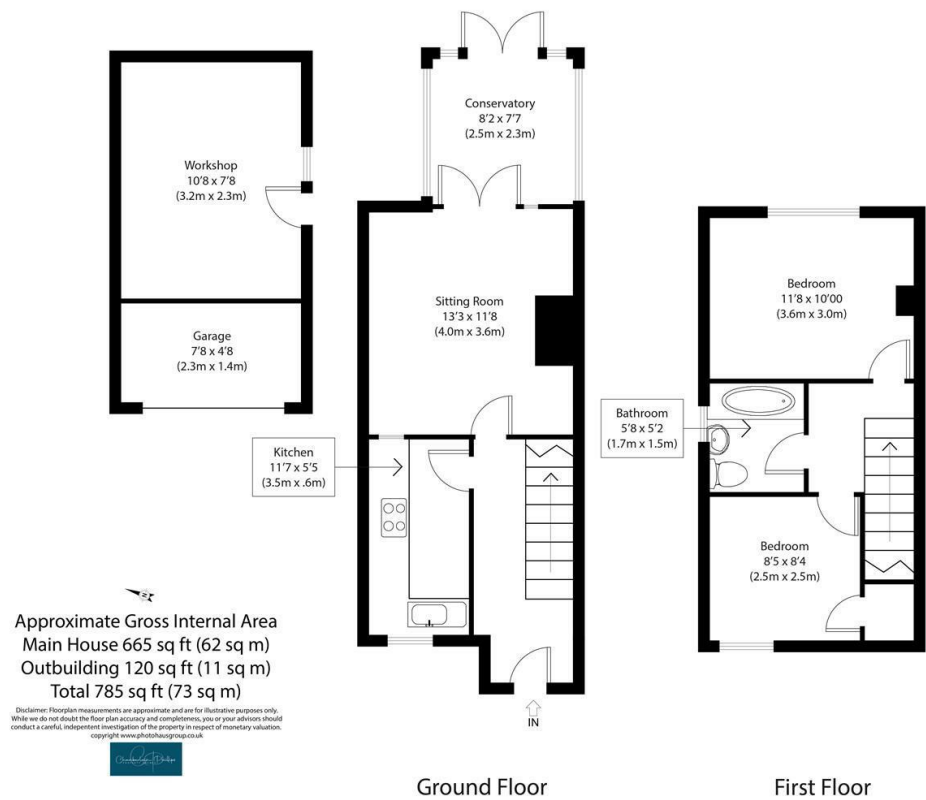
For this ideally located collection, residents can easily reach the B1352 and the A137, which superb links to the A120 and A12 make traveling to Colchester, Ipswich and beyond easily possible. For rail travel, Mistley and Manningtree stations both have parking facilities and offer frequent services to London Liverpool Street in approximately 65 minutes using the fast service.

#### Agents notes:

Tenure - Freehold  
Council Tax - Band B  
Services - Mains  
Gas/Electric/Water/Drainage  
Heating - Gas fired radiators  
Mobile Availability - All networks are available  
Broadband Availability - Ultrafast is available



Floor Plan



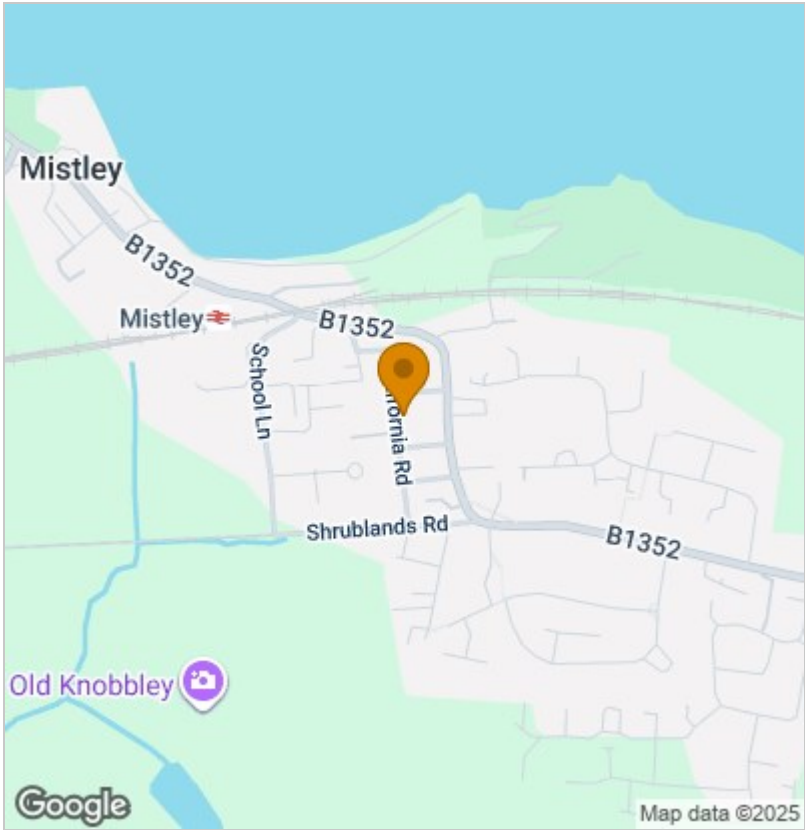
Viewing

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

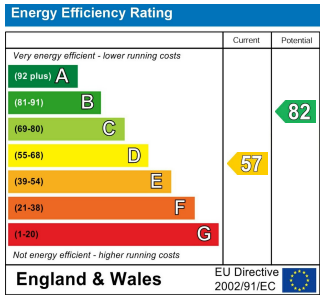
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6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ  
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Area Map



Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold