



**Forrester Road, Mistley, Manningtree, CO11 2FJ**

**welcome to**

**Forrester Road, Mistley, Manningtree**

This excellent MID-TERRACE HOUSE is well-presented throughout making the PERFECT HOME FOR FIRST TIME BUYERS. Situated in the SOUGHT-AFTER VILLAGE OF MISTLEY close to the PICTURESQUE TIDAL ESTUARY the property is ideal for MISTLEY MAINLINE STATION, local schools, various shops and restaurants.



### **Entrance**

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

### **Entrance Hall**

Radiator, wooden flooring, stairs rising to the first floor and doors leading to;

### **Cloakroom**

Low level WC, pedestal wash hand basin with mixer-tap, tiled splashbacks, radiator, inset spotlights and tiled flooring.

### **Kitchen**

Double glazed window to the front aspect, single sink and drainer with mixer-tap inset to the worktop (with water softener), brick -patterned tiled splashbacks, range of wall and floor mounted matching cupboards and drawers (housing the Ideal Logic boiler), built-in electric double oven with four-ring gas hob and cooker hood over, plumbing for a washing machine and dishwasher, inset spotlights and tiled flooring.

### **Lounge / Dining Room**

Part double glazed door opening onto the rear garden, double glazed window to the rear aspect, built-in under-stairs cupboard (housing the electric meter), two radiators and wooden flooring.

### **First Floor Landing**

Built-in cupboard, radiator and doors leading to;

### **Bedroom One**

Double glazed window to the rear aspect, built-in wardrobes and a radiator.

### **Bedroom Two**

Double glazed window to the front aspect, access to the loft and a radiator.

### **Bathroom**

Double glazed window to the front aspect, enclosed panel bath with shower attachment/mixer-tap and waterfall shower head over, pedestal wash hand basin with mixer-tap, low flush WC, radiator, 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, flower beds to the sides, a wooden shed to the rear, external tap, external lighting and further access via the gated pathway to the rear.

### **Parking**

The driveway can be found to the left hand side of the property adjacent to the neighbouring property providing off road parking for two vehicles.



***view this property online*** [williamhbrown.co.uk/Property/CSJ109906](http://williamhbrown.co.uk/Property/CSJ109906)



welcome to

## Forrester Road, Mistley Manningtree

- Two Bedrooms
- Modern Mid-Terrace House
- Lounge/Dining Room
- Well-Appointed Kitchen
- Attractive Rear Garden

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

offers in excess of

**£270,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CSJ109906](http://williamhbrown.co.uk/Property/CSJ109906)



Property Ref:  
CSJ109906 - 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](mailto:ColchesterStJohns@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**