

**oakheart**



**£250,000**

Offers In Excess Of

Temple Pattle, Brantham

Situated on the peaceful cul-de-sac of Temple Pattle in Brantham, this charming two-bedroom end of terrace home offers a perfect blend of comfort and convenience. Ideally located for access to highly regarded local schools, the scenic River Stour, and the vibrant High Streets of Manningtree and Mistley, with an array of restaurants, pubs, and shops. Manningtree Train Station is also within easy reach, providing direct services to London Liverpool Street.

The property welcomes you with an entrance hall leading to a

well-appointed kitchen, offering ample worktop and cupboard space. The spacious living and dining area features a large storage cupboard and patio doors opening onto the rear garden, creating a light and airy space perfect for relaxing or entertaining.

The landing provides access to a storage cupboard and the loft. The principal bedroom benefits from built-in wardrobes, while a further bedroom offers flexibility for guests, a home office, or a nursery.

Completing the first floor is a modern family bathroom, fitted with a bath

and overhead shower, WC, and wash basin.

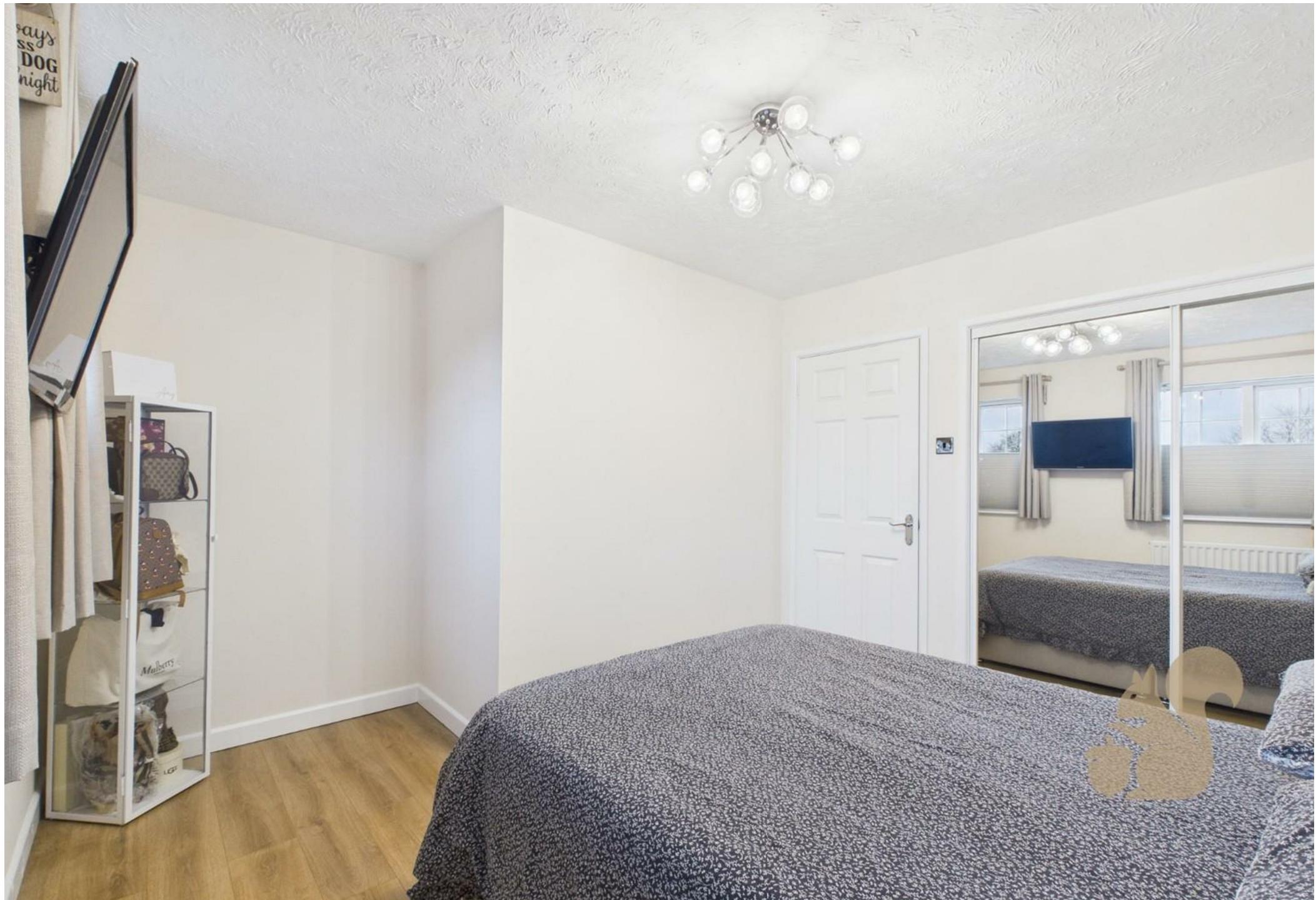
The good-sized rear garden features an extended patio area and lawn, ideal for outdoor dining or play. Side access leads to the front of the property, where allocated parking is available.

This home is ideal for those seeking a well-maintained property in a quiet setting, with excellent local amenities and transport links close by.











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Local Authority:  
Babergh

Tenure:  
Freehold

Council Tax Band:  
B

Approximate total area<sup>(1)</sup>

48.7 m<sup>2</sup>  
524 ft<sup>2</sup>

Reduced headroom  
0.6 m<sup>2</sup>  
7 ft<sup>2</sup>

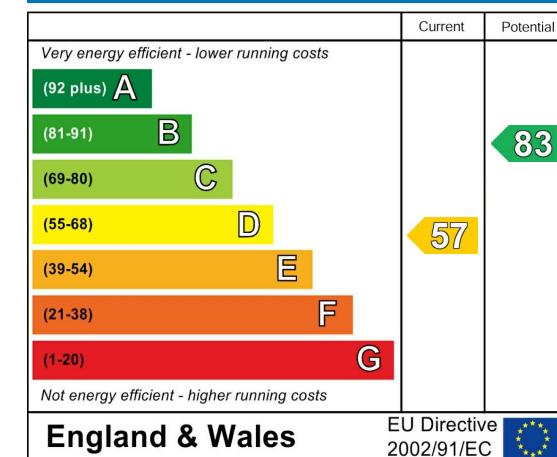
(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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