



California Road, Mistley
Offers In Excess Of £220,000

Property Overview

A beautifully presented two-bedroom mid-terrace home, situated along the ever-popular California Road in Mistley.

Offering well-proportioned accommodation throughout, this attractive home is ideal for first-time buyers, downsizers or investors alike.

The ground floor comprises an entrance porch leading into a generous dual-aspect living/dining room, creating a bright and spacious living environment, together with a modern Howdens kitchen, fitted in 2024.

To the first floor are two well-proportioned bedrooms, served by a family bathroom.

Outside, the property benefits from an enclosed rear garden, ideal for relaxing or entertaining, together with a small front garden that enhances the property's kerb appeal.

Occupying a popular residential position within easy reach of local amenities, schools and Manningtree railway station, this is an excellent opportunity to acquire a well-maintained home in the sought-after village of Mistley.





- TWO BEDROOM MID TERRACE HOME
- GENEROUS LIVING AND DINING ROOM
- FIRST FLOOR BATHROOM
- HOWDENS KITCHEN FITTED IN 2024
- NICE SIZE REAR GARDEN
- POPULAR LOCATION

Property Setting:

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 residents of this home to explore and enjoy.



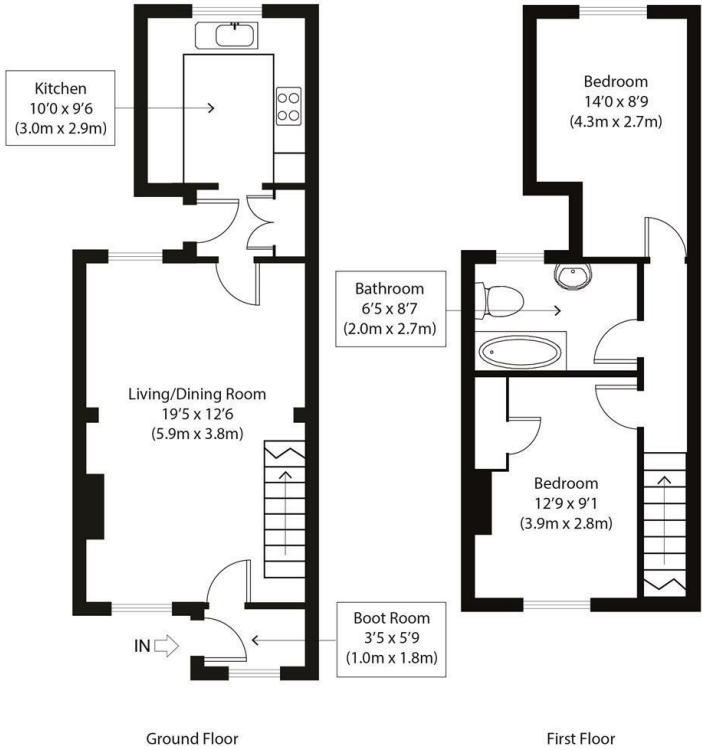
From this ideally located home, residents can easily reach the B1352 and the A137, which superb links to the A120 and A12 make traveling to Colchester, Ipswich and beyond easily possible. For rail travel, Mistley and Manningtree stations both have parking facilities and offer frequent services to London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

Agents notes:

Tenure - Freehold
Council Tax - B
Services - Mains
Gas/Electric/Water/Drainage
Heating - Gas fired radiators
Mobile Availability - All networks are available (Via Ofcom)
Broadband Availability - Ultrafast is available (Via Ofcom)
The property benefits from and is subject to a pedestrian right of way across the neighbouring garden, allowing access to the rear gardens of the terrace.



Floor Plan



Area Map



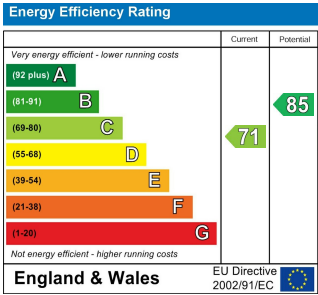
Viewing

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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Energy Efficiency Graph



Council Tax Band - B
Tenure - Freehold