

For Sale

Offers in excess of **£350,000** Freehold



Gravel Pit Lane Brantham Manningtree CO11 1NX

A lovingly refurbished semi rural home, boasting a 300ft rear garden and a stylish chic finish. Set in the highly sought after Brantham.

- Energy Rating: D
- BEAUTIFULLY REFURBISHED SEMI-RURAL HOME
- SOUGHT-AFTER SUFFOLK/ESSEX BORDER LOCATION
- THREE GENEROUS BEDROOMS
- EN-SUITE TO PRINCIPAL BEDROOM

Property Details

Entrance Hall

Lounge / Diner 12' x 14' 6" (3.66m x 4.42m)

Kitchen 7' 1" x 11' 10" (2.16m x 3.61m)

Bathroom 5' 4" x 7' 2" (1.63m x 2.18m)

Conservatory 7' 9" x 8' 11" (2.36m x 2.72m)

First Floor

Bedroom Three 7' 2" x 8' 9" (2.18m x 2.67m)

Bedroom Two 8' 10" x 10' 2" (2.69m x 3.10m)

Bedroom One 8' 11" x 15' 5" (2.72m x 4.70m)

En-Suite

External

Front Garden

Off Road Parking

Side Access

Rear Garden

Outbuilding



To view this property please contact Connells on

T 01206 547 431
E colchester@connells.co.uk

3a High Street
COLCHESTER CO1 1DA

Property Ref: CCH309000 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

Total floor area 91.6 m² (986 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. Liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.