



## Harwich Road, Manningtree, CO11 2DF

£350,000

Gallant Richardson Estate Agents bring to market this lovely character THREE BEDROOM residence offering we feel a good-sized family accommodation with a bit of something about it. Generous sized rooms that include not one but two reception rooms, kitchen with large larder storage, ground floor wc, always handy for a family. The three bedrooms and family bathroom all on the first floor, with ladder access to the boarded loft Outside we have a block paved frontage with further garden area and rear garden of a decent size being southerly facing.

Location is always a key factor and there are elements that would suit many, with local shops close to hand, primary school, bus service running nearby connecting neighbouring villages and towns such as Manningtree with it's train station although Mistley station is even closer and of course the beautiful river side strolls you can enjoy.

NO ON-GOING CHAIN!

### Reception Hall

15'3" x 5'9" (4.65m" x 1.75m")



### Kitchen

9'9" x 6'8" (2.97m" x 2.03m")



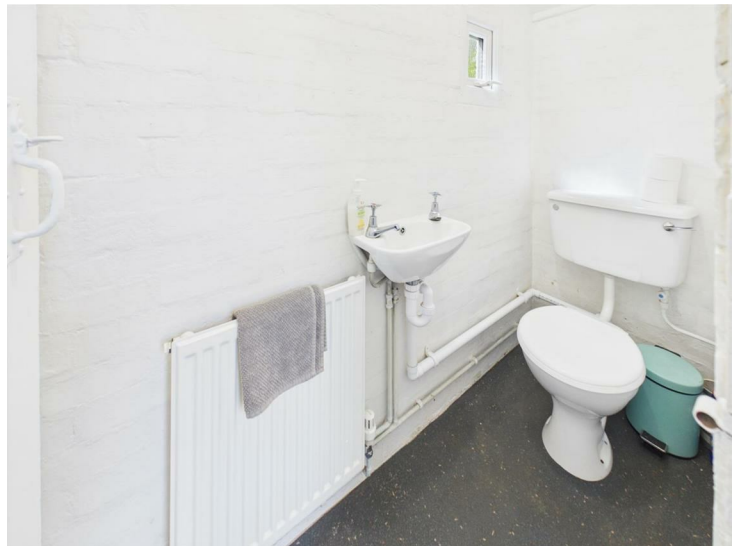
### Lounge

12'1" x 12' plus bay (3.68m" x 3.66m plus bay)



### Separate WC

6'11" x 2'7" (2.11m" x 0.79m")



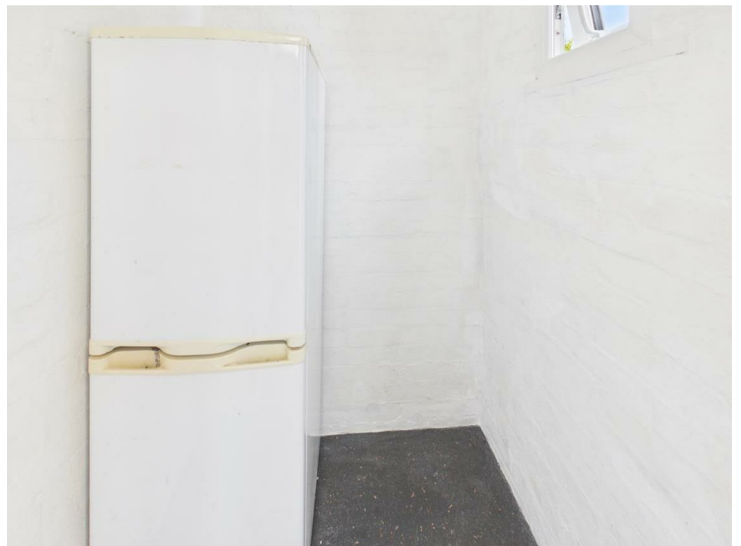
### Dining Room

13'1" x 11' (3.99m" x 3.35m)



### Store

3'10" x 3'10" (1.17m" x 1.17m")



## Landing



## Bedroom Three

9'9" x 6'9" (2.97m" x 2.06m")



## Bedroom One

12' x 11'11" (3.66m x 3.63m")



## Family Bathroom

5'8" x 5'1" (1.73m" x 1.55m")



## Bedroom Two

13' x 10'11" (3.96m x 3.33m")



## Outside



## Material Information

EPC - D - Valid until 15/04/2036

Council Tax Band - C - 2025 - 2026 - £1,899.92 in the unparished area of Clacton

Local Authority - Tendring District Council

Flood Risk - Very Low - .Gov.UK

Mobile Phone Coverage - Yes - via Ofcom

Broadband Coverage - Standard/Superfast/Ultrasfast - via Ofcom

The ground floor WC and Store are of single brick.  
It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The Property Ombudsman), a government approved redress scheme.

### Anti-Money Laundering

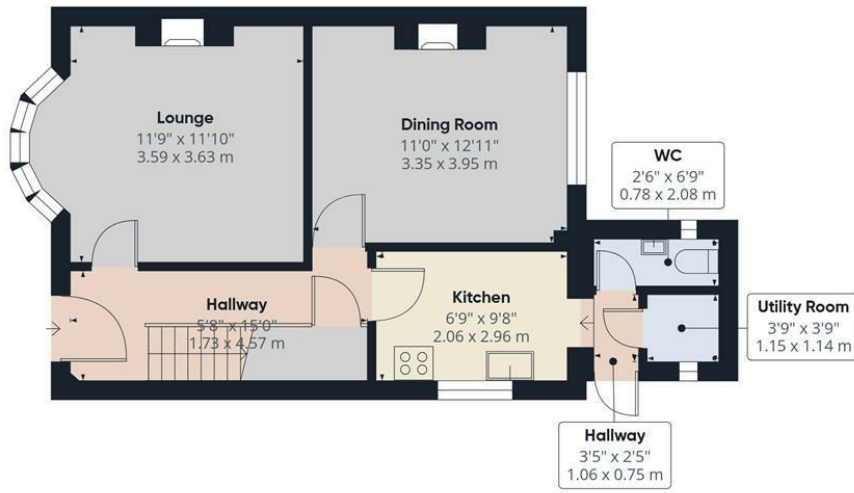
“We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.”

### Disclaimer

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

### Sellers Confirmation

SELLERS CONFIRMATION: I/We hereby confirm that the above details are an accurate representation of our property.  
Signed.....



Ground Floor



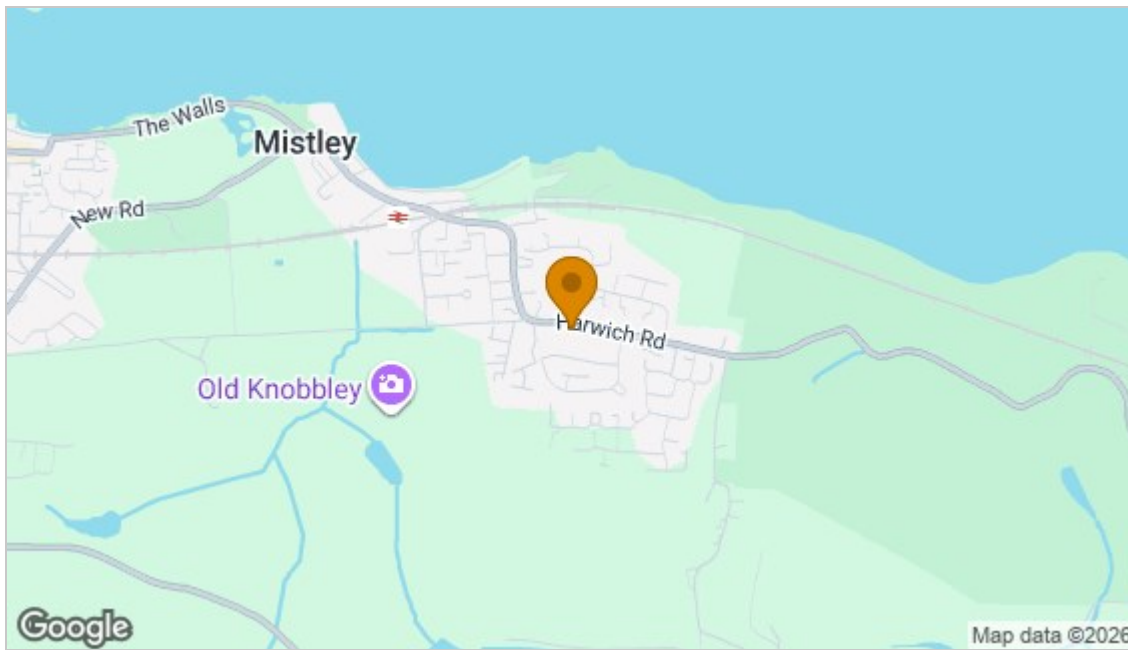
Floor 1

**Approximate total area<sup>(1)</sup>**  
891 ft<sup>2</sup>  
82.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>67</b>	<b>75</b>
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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