

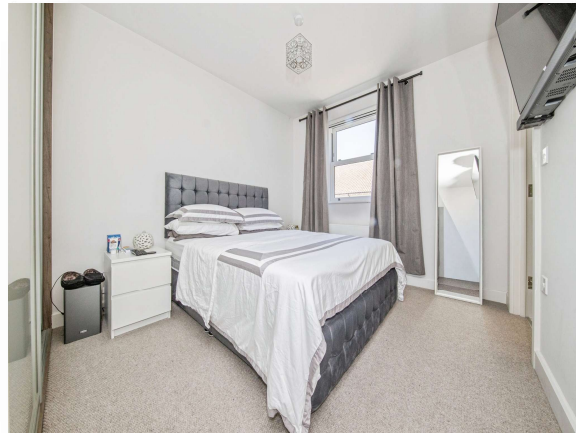


Excelsior Avenue, Manningtree Park, Manningtree, CO11 2WE

welcome to

Excelsior Avenue, Manningtree Park, Manningtree

This exceptional MID-TERRACE HOUSE is WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR FIRST TIME BUYERS. Situated on the sought-after MANNINGTREE PARK DEVELOPMENT the property is ideal for MANNINGTREE MAINLINE STATION for London Liverpool Street, local schools, various shops and restaurants.



Entrance

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

Entrance Hall

Laminate flooring (with underfloor heating) and doors leading to;

Cloakroom

Low level WC, wash hand basin with mixer-tap and laminate flooring (with underfloor heating).

Open Plan Living Space Lounge / Dining Room / Kitchen

Double glazed bi-folding doors opening onto the rear garden, double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, breakfast bar, brick-patterned tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, integral fridge, freezer, washing machine and dishwasher, built-in electric oven with four-ring electric hob and cooker hood over, built-in understairs cupboard, two wall-mounted underfloor heating control panels, inset spotlights and laminate flooring (with underfloor heating).

First Floor Landing

Access to the loft, built-in airing cupboard (housing the Vaillant boiler) and doors leading to;

Bedroom One

Double glazed window to the front aspect, built-in wardrobes with sliding doors, radiator and a door leading to:

En-Suite Shower Room

Walk-in double shower cubicle with shower attachment and waterfall shower head over, wash hand basin with mixer-tap, low level WC, chrome heated towel rail, shaver point, extractor fan, inset spotlights, tiled walls and tiled flooring.

Bedroom Two

Two double glazed windows to the rear aspect and a radiator.

Bathroom

Enclosed panel bath with mixer-tap/shower attachment and waterfall shower head over, wash hand basin with mixer-tap, low level WC, chrome heated towel rail, 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, wooden shed to the rear and further access via the gated pathway to the side.

Parking

There are two parking spaces provided to the rear of the property which can be accessed via the gated access road and the gated pathway to the side.



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welcome to

Excelsior Avenue, Manningtree Park Manningtree

- Two Bedrooms
- Modern Mid-Terrace House
- Open Plan Living Space
- Well-Appointed Kitchen
- Attractive Rear Garden

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

guide price

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ110109 - 0002

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