



**Temple Pattle, Brantham, Manningtree, CO11 1RW**

**welcome to**

## **Temple Pattle, Brantham, Manningtree**

This well-presented, semi-detached home is situated at the end of a quiet cul-de-sac, within the popular village of Brantham and benefits from two bedrooms, a light filled lounge, a driveway for 2 vehicles, plus visitor parking and a COMPLETE ONWARD CHAIN!



## **Entrance Hall**

Wooden flooring, a staircase and doors to the kitchen and lounge,

## **Lounge**

12' 11" x 12' 1" ( 3.94m x 3.68m )

Flooded with natural light with French doors to the garden, double glazed window to the rear, wood effect flooring, one radiator and an understairs storage cupboard.

## **Kitchen**

10' 2" x 5' 10" ( 3.10m x 1.78m )

Eye and base level units in cream shaker style with black stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, a fitted extractor hood, an understairs storage cupboard, grey wood effect flooring, double glazed window to the front and space for an oven, fridge/freezer and washing machine.

## **First Floor Landing**

Carpet flooring, loft hatch and an airing cupboard.

## **Master Bedroom**

11' 3" x 12' 1" ( 3.43m x 3.68m )

Wood effect flooring, two double glazed windows to the front and a built in, mirrored wardrobe,

## **Bedroom Two**

9' 5" x 5' 7" ( 2.87m x 1.70m )

Double glazed window to the rear, one radiator and wood effect flooring.

## **Bathroom**

Grey tiled effect flooring, low level WC, pedestal wash hand basin, double glazed window to the rear, fully tiled walls and a bath with overhead shower and glass screen.

## **Outside: Front Garden**

Driveway providing off street parking for two vehicles, a side access, a lawned area and a pathway to the front door.

## **Rear Garden**

A lawned area, a mature tree, fully enclosed fenced border and a side gate.



***view this property online*** [williamhbrown.co.uk/Property/IPS120709](http://williamhbrown.co.uk/Property/IPS120709)



welcome to

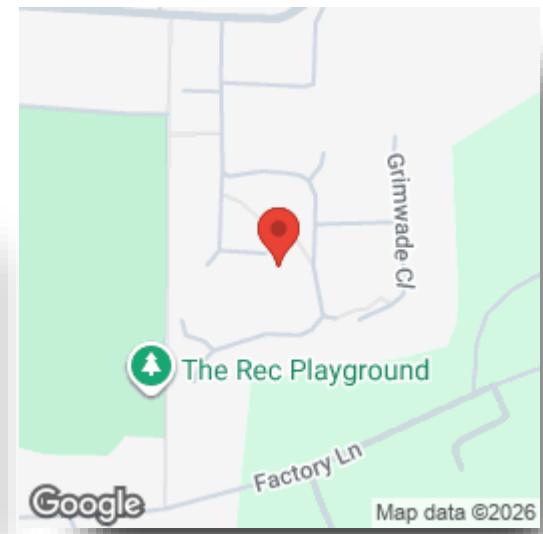
## Temple Pattle, Brantham, Manningtree

- Complete onward chain
- Two bedrooms
- Light filled lounge
- Driveway for 2 vehicles, plus visitor parking & potential for 1 more parking space to the front
- Great access to A12/A14

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £220,000



view this property online [williamhbrown.co.uk/Property/IPS120709](http://williamhbrown.co.uk/Property/IPS120709)

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
IPS120709 - 0004

 william h brown



**01473 226101**



ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,  
Suffolk, IP1 1QT



**williamhbrown.co.uk**