



Cattawade Street, Brantham  
Guide Price £220,000 - £230,000

## Property Overview

An excellent opportunity for first-time buyers, investors or those looking to downsize, this well-presented two-bedroom mid-terrace home offers well-proportioned accommodation, a low-maintenance garden and the added benefit of allocated parking for two vehicles.

The ground floor comprises a spacious living/dining room, providing ample space for both relaxing and entertaining, alongside a well-appointed kitchen overlooking the rear courtyard garden.

Upstairs, the property offers two bedrooms, including a particularly generous principal bedroom, together with a family bathroom.

Externally, the property benefits from an enclosed courtyard garden, ideal for those seeking a low-maintenance outdoor space, whilst to the rear are two allocated parking spaces.

For investors, the property offers an anticipated rental yield of approximately 4.9%.

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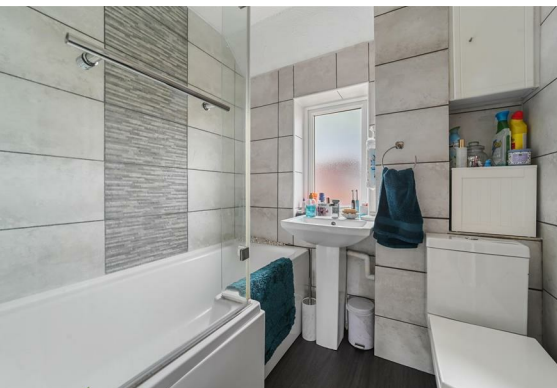




- TWO BEDROOM MID TERRACE HOME
- LIVING DINING ROOM
- KITCHEN AT THE REAR OF THE PROPERTY
- COURTYARD GARDEN
- ALLOCATED PARKING FOR TWO CARS
- GENEROUS PRINCIPAL BEDROOM
- GUIDE PRICE £220,000 - £230,000
- GAS CENTRAL HEATING



**Property Setting:**  
 Brantham is a large village in the Stour Valley with a population of more than 2,300. The river forms one of its boundaries and it is surrounded by picturesque countryside including the villages of Stutton, Tattingstone, East Bergholt and Flatford (famous for inspiring many paintings of John Constable and known as Constable Country). The village is ideally situated halfway between Ipswich, the county town of Suffolk, and historic Colchester, Essex. Their shops, facilities, bars, restaurants and nightlife are easily accessed by public transport as well as by car.

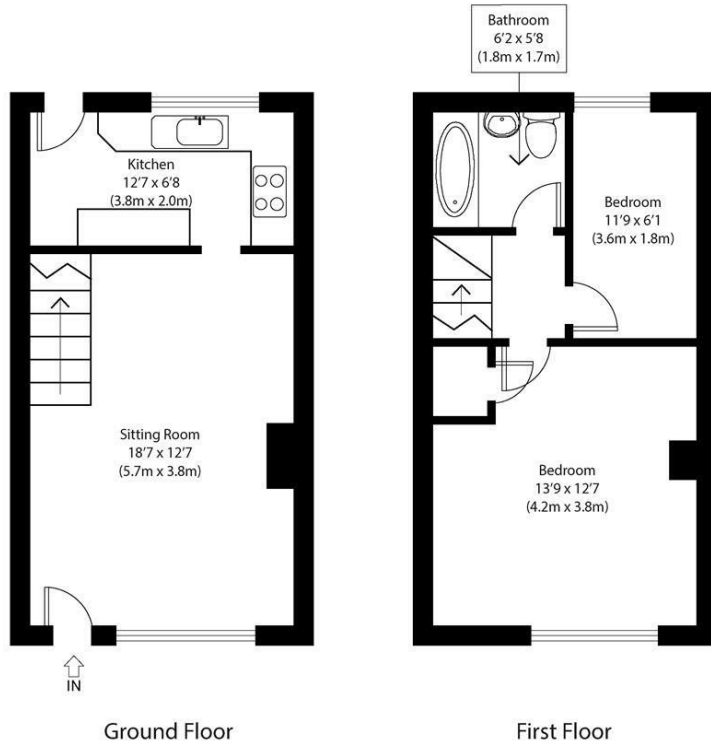


Manningtree, reputedly the smallest market town in England, lies across the River Stour and its railway provides fast links to London, Norwich, the ports of Harwich and Felixstowe, and the beautiful beaches of the Sunshine Coast. Brantham is lucky that it has many amenities including, churches, pubs, a co-op, a cafe, a vet, three play areas, a preschool and primary school.

**Agents notes:**  
 Tenure - Freehold  
 Council Tax - Band B  
 Services - Mains  
 Gas/Electric/Water/Drainage  
 Heating - Gas fired radiators  
 Mobile Availability - O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent (data from Ofcom)  
 Broadband Availability - Ultrafast is available



## Floor Plan



Approximate Gross Internal Area  
660 sq ft (61 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosharinggroup.co.uk

## Area Map



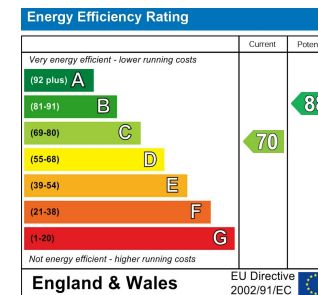
## Viewing

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