

**Mannings Road, Frating
CO7 7FU
Offers in Excess of £335,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- MODERN HOUSE (APPROX 5 YEARS)
- SEMI-DETACHED
- CHAIN FREE
- THREE BEDROOMS
- FITTED KITCHEN/DINER
- UTILITY ROOM
- CLOAKROOM & EN-SUITE SHOWER ROOM
- OVERLOOKING OPEN SPACE
- OFF ROAD PARKING
- ACCESS TO A133/A120 FOR EASY COMMUTING

****AN EXCITING OPPORTUNITY TO ACQUIRE THIS WELL PLANNED FAMILY RESIDENCE LOCATED WITH ACCESS TO A133/A120 AND THE VIBRANT CITY OF COLCHESTER****

Constructed approximately five years ago this pristine semi-detached home has been well kept and benefits from most of those many everyday needs for the busy family.

Features include cloakroom, air source heat pump heating, double glazing, fitted modern kitchen diner with French doors to garden, utility room, three good sized bedrooms (principal with En-suite shower room) good amount of storage space, enclosed rear garden and two allocated parking spaces.

The property also faces over an open green/front area.

An appointment to view should be made to appreciate the condition and features on offer.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

Composite entrance door, double glazed frosted side panel to front elevation. Storage cupboard under stairs, built-in airing cupboard with hot water cylinder and controls, radiator. Stair flight to first floor landing.

LIVING ROOM

14' 6" x 10' 10" (4.42m x 3.30m)

Double glazed window to front elevation with open views to green, double glazed window to side elevation with views to paddock, radiator.

KITCHEN/DINER

17' 9" x 10' 11" (5.41m x 3.32m)

Recessed lighting, double glazed picture window and double glazed French doors to rear garden. One and a quarter bowl inset sink unit with mixer tap and cupboards under. Range of gloss fronted cupboards drawers and units with adjacent work tops, forming breakfast bar, wall mounted matching units. Integrated dishwasher, integrated fridge/freezer, filter hood over a four ring induction hob, electric oven under. LVT flooring, two radiators.

UTILITY ROOM

7' 7" x 5' 11" (2.31m x 1.80m)

Recessed lighting, extractor fan. Double glazed window to side elevation. Stainless steel single drainer sink unit inset to work top with mixer tap and cupboard under. Space for washing machine, tall standing storage unit. LVT flooring, radiator.

CLOAKROOM

5' 9" x 2' 10" (1.75m x 0.86m)

Extractor fan. Low level WC with concealed cistern and wash hand basin with mixer tap and tiled splash backs. LVT flooring, radiator.



FIRST FLOOR LANDING

Built-in storage cupboard, built-in bulkhead storage cupboard.

BEDROOM ONE

15' 6" x 10' 3" (4.72m x 3.12m)

Double glazed picture window over looking open green, fitted double wardrobe cupboard, radiator.

EN-SUITE SHOWER ROOM

7' 0" x 6' 0" (2.13m x 1.83m)

Recessed lighting, extractor fan. Low level WC with concealed cistern, wash hand basin with mixer tap and tiled splash back, and corner style shower with shower unit curved screen doors. LVT flooring, heated towel radiator.

BEDROOM TWO

15' 0" x 10' 3" (4.57m x 3.12m)

Double glazed window to rear elevation, radiator.

BEDROOM THREE

11' 5" x 7' 2" (3.48m x 2.18m)

Double glazed window to rear elevation, radiator.

FAMILY BATHROOM

7' 1" x 6' 5" (2.16m x 1.95m)

Recessed lighting, extractor fan. Double glazed frosted window to front elevation. Low level WC with concealed cistern, wash hand basin with mixer tap and tiled splash back and panel bath with wall mounted controls. LVT flooring, heated towel radiator.

FRONT GARDEN

Open plan with lawned area, paved pathway and miniature privet hedge.

REAR GARDEN

Extending to approximately 45ft. Paved patio area and lawned area. Timber shed, outside water tap, outside power point. Side access and rear access to two allocated parking spaces directly behind the rear boundary wall.

AGENT'S NOTE

We understand there is a development service charge of approximately £353 per annum.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.