



California Road, Mistley
Offers In Excess Of £200,000

California Road

Offered with no onward chain, this two bedroom semi-detached house presents an exciting opportunity. Requiring modernisation throughout, it provides the perfect blank canvas for those wishing to create their ideal home or a rewarding project.

Step inside via the entrance hallway into a well-proportioned living room with a feature fireplace, ideal for relaxing after a busy day. To the rear, a spacious kitchen and dining area overlooks the garden. Upstairs, two generous double bedrooms both boast charming original fireplaces, adding character and potential for stylish restoration. The family bathroom completes the first floor.

The property benefits from a good sized rear garden, offering plenty of space for outdoor activities or future landscaping. A unique feature is the lower ground floor, currently used as a garden store but with scope to be converted into a home office, additional bedroom, or reception room ideal for those looking to maximise living space. Please note, access to this area is via the garden.

This is a superb chance to put your own stamp on a home in a desirable village location. Early viewing is recommended to fully appreciate the potential on offer.





- TWO BEDROOM SEMI DETACHED HOME
- IN NEED OF MODERNISATION THROUGHOUT
- PLENTY OF POTENTIAL
- FRONT AND REAR GARDENS
- FIRST FLOOR BATHROOM
- KITCHEN DINING ROOM
- LOWER GROUND FLOOR ROOM
- VIEWING ADVISED



LOCATION:

Set on the banks of the River Stour, the village of Mistley has a charming atmosphere and its surroundings provide everything required for today's lifestyles from shopping or commuting for work, education and leisure. The historical Manningtree high street is just 1 mile away, full of charming cafes, bistros, wine bars and everything else you would expect from a small but bustling market town, including a variety of independent shops, some well-known supermarkets and a traditional street market, alongside a selection of locally renowned restaurants, it's a town bursting with character and conveniences for the residences of this home to explore and enjoy.

From this ideally located home, residents can easily reach the B1352 and the A137, which superb links to the A120 and A12 make traveling to Colchester, Ipswich and beyond easily possible. For rail travel, Mistley and Manningtree stations both have parking facilities and offer frequent services to London Liverpool Street in approximately 65 minutes using the fast service.

Agents notes:

Tenure - Freehold
Council Tax - B
Services - Mains
Gas/Electric/Water/Drainage
Heating - Gas fired radiators
Mobile Availability - All networks are available
Broadband Availability - Ultrafast is available



Floor Plan



Approximate Gross Internal Area
925 sq ft (86 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



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band - B

Tenure - Freehold