

Maltings Wharf, Manningtree, CO11 1XE



Freehold

Offers In Excess Of

£400,000

Subject to contract

River Views

3 bedrooms
1 reception room
2 bathrooms



This 3 bedroom Town House is centrally located within Manningtree offering views of the River with garage and parking whilst offered with No Onward Chain.

Some details

General information

This 3 bedroom town house is located in Manningtree town centre and benefits from a double garage, off road parking, views of the River Stour from the balcony and No Onward Chain. The property benefits from double glazing, gas central heating, a spacious lounge/diner with balcony offering indirect views of the River Stour, ground floor cloakroom and modern fitted kitchen. On the second floor there is a master bedroom with en-suite shower room, two further bedrooms and bathroom. Externally there is a block paved driveway with parking for several vehicles with two brick storage areas and double garage.

Steps lead up to the entrance door which in turn leads to the hallway which has stairs to the first floor, under stair cupboard and access to the cloakroom which has a low level WC and wash hand basin. The lounge/diner runs the full depth of the property with window to the rear and French style doors with side windows leading on to the balcony which has indirect views of the River Stour. The kitchen has a range of wall and base units with roll edge work surfaces with integral 5 ring gas hob and extractor hood over, space for dishwasher and washing machine, integrated fridge/freezer, oven, a one and a half bowl single drainer sink unit with mixer tap and double glazed window to the rear.

The first floor landing provides access to all rooms with the master bedroom being located to the front of the property with double glazed window to the front elevation and integrated cupboard and en-suite shower room. The second bedroom is also located to the front of the property with integrated storage cupboard whilst bedroom three is situated to the rear with Velux style window and integrated cupboard. This room also has part restricted head height. The family bathroom provides a panel bath with mixer tap and mains shower over, low level WC with enclosed cistern, inset sink with mixer tap and obscure window to the rear.

Entrance hall

Cloakroom

Lounge/dining room

31' x 15' 7 max" (9.45m x 4.75m)

Kitchen

14' x 6' 8" (4.27m x 2.03m)

Landing

Bedroom one

14' 5 max" x 12' 2" (4.39m x 3.71m)

Ensuite

Bedroom two

12' 5" x 9' 5 max" (3.78m x 2.87m)

Bedroom three

12' x 8' (3.66m x 2.44m)

Bathroom

8' 7" x 7' 5" (2.62m x 2.26m)

Outside

The block paved driveway provides ample parking which in turn leads to the double garage. There are also two lockable storage areas accessed from the driveway. Steps lead from the parking area to the front door and balcony.

Location

The property is situated in a popular position within Manningtree's town centre, just a short walk from most local facilities including Tesco Express, Co-op, various public houses, restaurants, doctors, dentists and hairdressers.

Important information

Council Tax Band - E

Services - We understand that mains water, gas and electricity are connected to the property. Drainage is to a public water system.

Tenure - Freehold

EPC rating - D

We understand that there is a service charge of £423.99 payable yearly for the upkeep and maintenance of the communal spaces and outside seating areas.

Directions

The property can be found just behind our office in the Maltings Wharf complex.

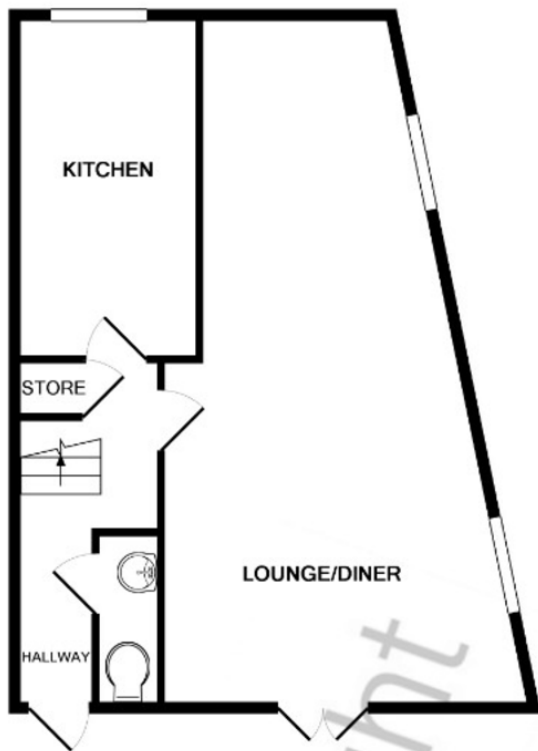
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

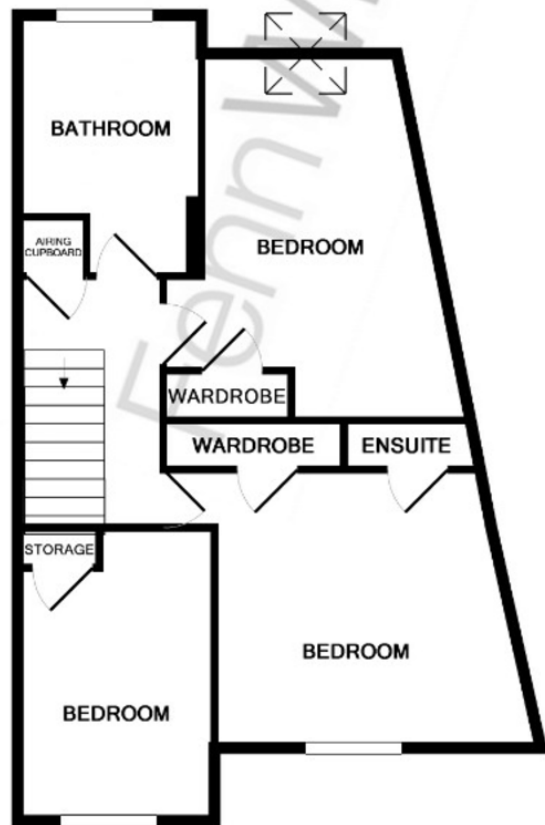
fenwright.co.uk

Viewing

To make an appointment to view this property please call us on 01206 397 222.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2014

To find out more or book a viewing

01206 397 222

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

