



4 Secret Bunker | Shrubland Road | Mistley | CO11 1HS

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# 4 Secret Bunker, Shrubland Road, Mistley, CO11 1HS

*“Nestled within the ‘Secret Bunker’ development is this stylish & thoughtfully designed contemporary town house being conveniently close to everyday amenities, waterside walks & railway station.”*

## Description

A stylish, spacious and thoughtfully designed contemporary town house located in a tucked away position on the outskirts of the much sought after village of Mistley, complete with off-road parking, balcony and garaging. The property is offered in excellent condition and benefits from low maintenance outside space, all of which is located just a stone’s throw from the village centre.

## About the Area

Mistley is a village that joins Manningtree, Britain's smallest town. The area is well renowned for its beautiful waterside location, far-reaching estuary views, excellent local amenities, and vibrant community. With an array of quaint cafes, wine bars and restaurants the local amenities are plentiful, and the transport links are excellent. The Mistley Train Station is located nearby, providing quick and easy access to London Liverpool Street, making this property an ideal choice for commuters.



## The accommodation in more detail comprises:

Solid front door with glazed side panel to:

### Entrance Hall

Stairs rising to the first floor, under stair storage cupboard and doors to:

### Cloakroom

White suite comprising w.c, vanity hand wash basin, partly tiled walls and extractor.

### Living Room/Dining Area/Kitchen Approx 16'9 x 14'1 (5.10m x 4.30m)

Generous open-plan living space incorporating the kitchen which is fitted with a matching range of wall and base units with worktops over and inset with single bowl sink, drainer and chrome mixer tap. Integrated appliances include washing machine, dishwasher, microwave, electric oven, four ring gas hob and fridge/freezer. Bi-folding doors opening onto the rear garden, wood-effect flooring and under floor heating.

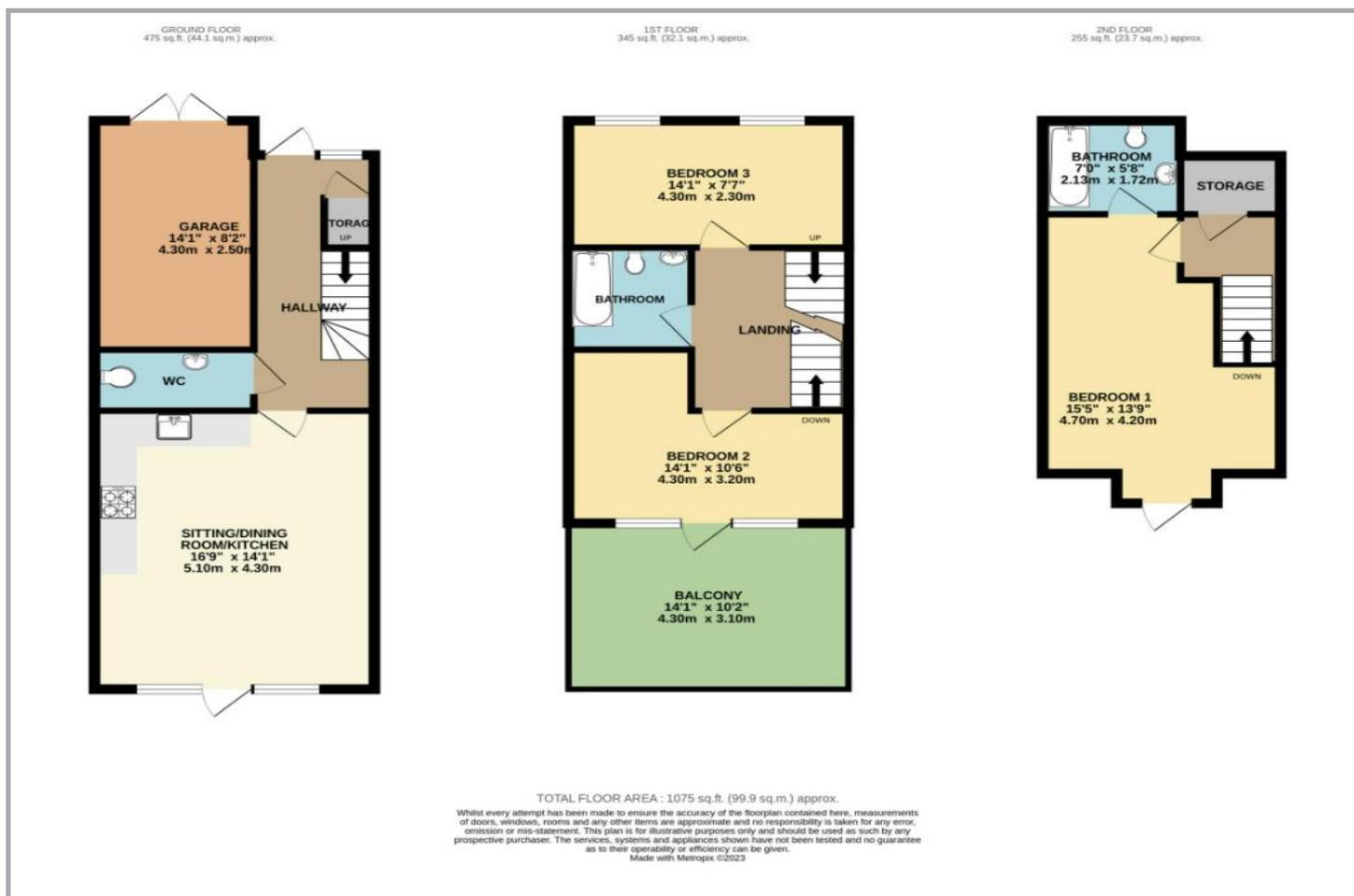
### First Floor Landing

Doors to:

### Bedroom Approx 14'1 x 10'6 (4.30m x 3.20m)

Double width bi-folding doors to the rear balcony.





**Bedroom Approx 14'1 x 7'7 (4.30m x 2.30m)**

Double room with two windows to the front aspect.

**Family Bathroom**

White suite comprising bath with shower over and shower screen, w.c, vanity sink unit, tiled walls, extractor and heated towel ladder.

**Second Floor Landing**

Door to airing cupboard housing the hot water cylinder and door to:

**Master Bedroom Approx 15'5 x 13'9 (4.70m x 4.20m)**

Double room with door to balcony and door to:

**En-Suite Bathroom**

White suite comprising panelled bath with shower attachment and shower screen, vanity sink unit, tiled walls, obscured window to front aspect and heated towel ladder.

**Outside**

The property offers a low-maintenance rear garden with patio/entertaining area and surrounded by panel fencing with the remainder laid to lawn. The garden also benefits from gated access to the rear.

The front of the property offers a driveway for off-road parking, an electric car charging point and a carport/garage.

**Garage**

Double doors to front, power, and light connected.

**Local Authority**

Tendring District Council

**Council Tax Band – C**

**Services**

Mains water, drainage and electricity. Gas-fired heating.

**Agents Notes**

We have been advised by our client that the property is subject to an annual service which is approximately £548.00 per annum for communal maintenance and upkeep of the grounds. Further details can be found by contacting the agent.



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**Energy performance certificate (EPC)**

4, Shrubland Road Mistley MANNINGTREE CO11 1HS	Energy rating <b>B</b>	Valid until: 28 August 2029 Certificate number: 0762-3851-7583-9421-3785
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Property type	Mid-terrace house
Total floor area	98 square metres

**Rules on letting this property**

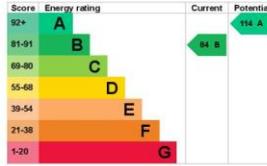
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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