LAMB & CO

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Inspired by property, driven by passion.









COLCHESTER ROAD, MANNINGTREE, CO11 2RR

PRICE £260,000

A well-presented two-bedroom semi-detached house, ideally located in Wix, Manningtree. The property offers comfortable and well-maintained accommodation, complemented by a generous garden providing excellent outdoor space for relaxing, entertaining or family use. A great opportunity for first-time buyers, couples or those looking for a well-kept home in a desirable village setting.

- Two Bedrooms
- Well Presented
- Conservatory
- Generous Garden
- Field Views
- EPC - TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOUNGE

15'5" 10'5" (4.70m 3.18m)

KITCHEN/DINING ROOM

15'4" 12'00" (4.67m 3.66m)

CONSERVATORY

11'7" 11'4" (3.53m 3.45m)

BEDROOM TWO

12'00" 8'9" (3.66m 2.67m)

SHOWER ROOM

10'5" 6'2" (3.18m 1.88m)

BEDROOM ONE

15'7" 9'3" (4.75m 2.82m)

OUTSIDE

OUTSIDE REAR

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

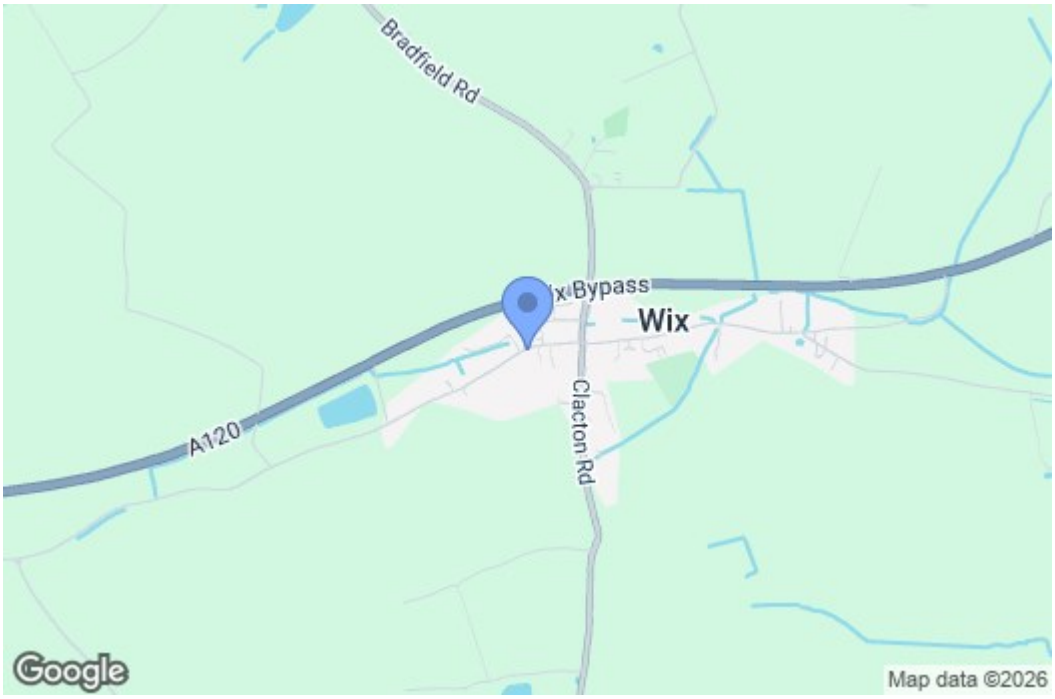
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Material Information

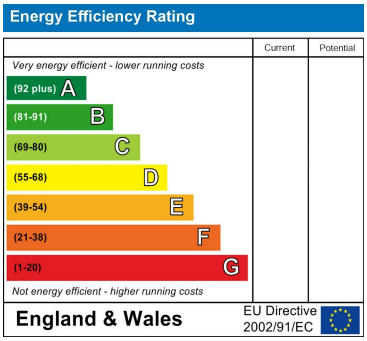
Council Tax Band: B

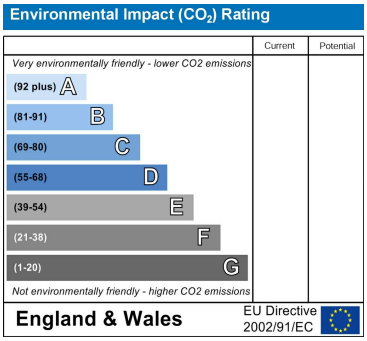
Heating: Gas
Services: All Mains
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other - Yes
Broadband:
Mobile Coverage: Good
O2 - Good
EE - Good
Three - Good
Vodafone - Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: No
Seller's Position: No Onward Chain
Garden Facing: North
Non-Standard Features to note: No

Map

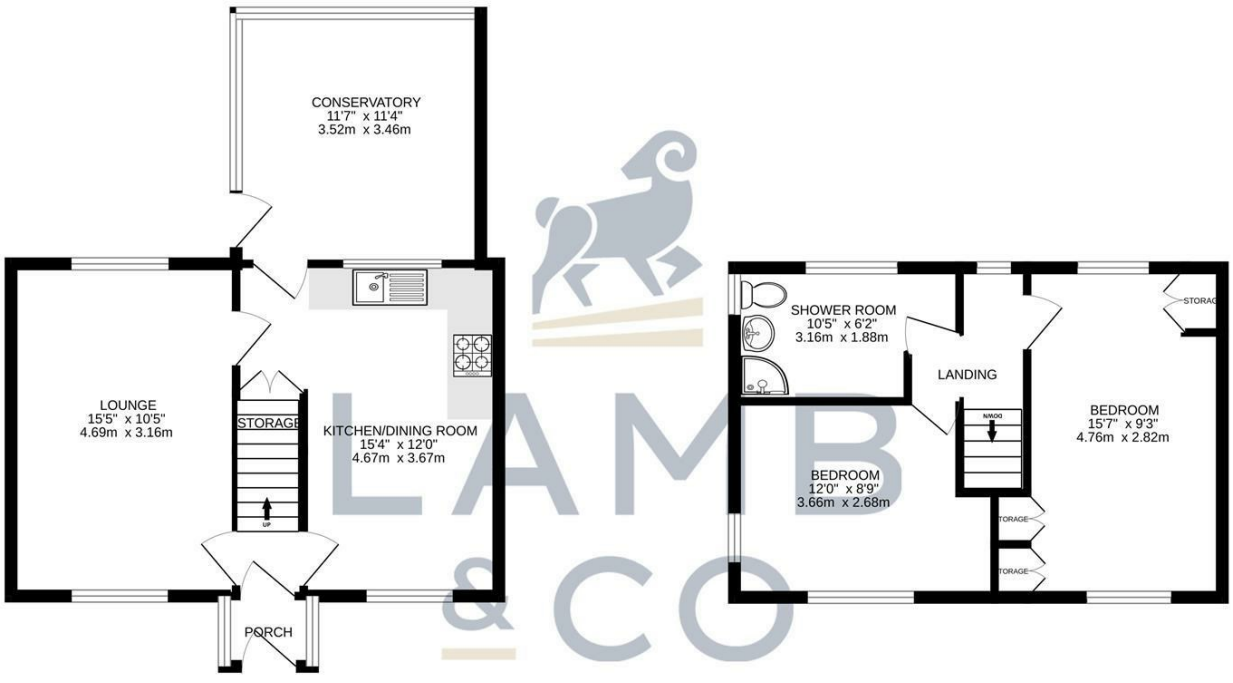


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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