



## 44 Harwich Road, Mistley, Manningtree, Essex. CO11 1LJ.

Situated in the charming village of Mistley, just moments from the picturesque waterfront of the River Stour, this property enjoys an enviable position within easy reach of a range of local amenities. The historic Mistley Thorn and the vibrant Manningtree High Street are nearby, offering an excellent selection of boutique shops, independent retailers, reputable pubs, and restaurants. The area is also well served by both primary and secondary schools. For commuters, Mistley Station and Manningtree Station are within close proximity, providing direct rail links to London Liverpool Street.

- Two bedroom semi-detached home in desirable Mistley location
- Moments from the River Stour waterfront
- Walking distance to Mistley Thorn and Manningtree High Street
- Close to Mistley and Manningtree stations (London Liverpool Street links)
- Welcoming entrance porch
- Cosy reception room with wood-burning stove
- Dining room with stairs to first floor
- Modern kitchen-diner with integrated appliances
- Two double bedrooms and tiled family bathroom
- Large private rear garden with patio and off-street parking



Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Porch

### Living Room



12' 0" x 11' 1" (3.66m x 3.38m)

### Dining Room



12' 0" x 9' 10" (3.66m x 3.00m)

### Kitchen



12' 8" x 8' 8" (3.86m x 2.64m)

### Utility/WC



# Property Details.

## First Floor

### Master Bedroom



12' 0" x 11' 2" (3.66m x 3.40m)

### Bedroom Two



12' 8" x 8' 8" (3.86m x 2.64m)

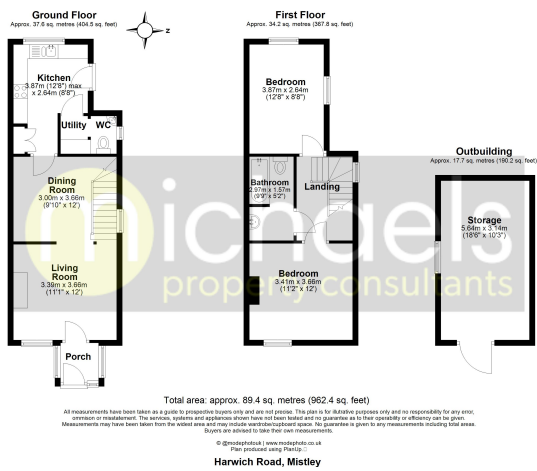
### Bathroom



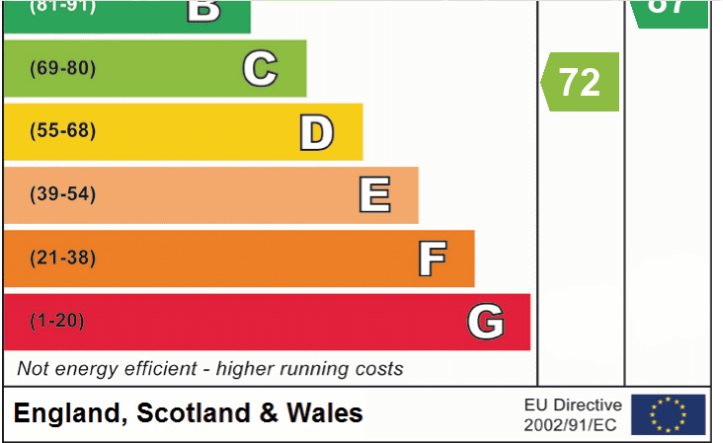
9' 9" x 5' 2" (2.97m x 1.57m)

# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.