



- A Beautiful & Well Presented Victorian Semi-Detached House
- Two Bedrooms
- Open Plan Lounge/Diner With Log Burner
- Kitchen/Breakfast Room
- Downstairs WC and First Floor Bathroom
- Large Rear Garden
- Driveway And Detached Garage
- Desirable Location

## 2 Stour Villas Steam Mill Road, Bradfield, Manningtree, Essex. CO11 2QU.

'Stour Villas' - a two bedroom semi-detached house originally built in 1824 boasting an array of period features. Situated in the village of Bradfield, within minutes of local amenities and only a short drive to Manningtree and all that the estuary town has to offer, including a mainline train station with links to London Liverpool Street. The internal accommodation comprises of an open plan lounge/diner featuring a red brick fireplace with an inset log burner, a fitted kitchen/breakfast room and a downstairs WC. To the first floor, there are two bedrooms and a three piece family bathroom.



# Property Details.

## Ground Floor

### Living Room



12' 10" x 11' 1" (3.91m x 3.38m) With UPVC double glazed window to front, radiator, red brick fireplace with inset log burner, open to;

### Dining Room



12' 11" x 8' 9" (3.94m x 2.67m) With stairs rising to first floor with storage cupboard under, radiator, sliding door to;

### Kitchen/Breakfast Room



12' 6" x 10' 8" (3.81m x 3.25m) With UPVC double glazed window to side and rear, glazed door providing access to the rear garden, tiled floor, radiator, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, tiled splashback, in-built oven and gas hob, fridge/freezer, door to;

### Lobby

With UPVC double glazed window to side, tiled floor, open to;

### WC

With window to rear, low level WC, wash hand basin.

## First Floor

### Landing

With doors to;

### Bedroom One



12' 11" x 11' 1" (3.94m x 3.38m) With UPVC double glazed window to front, radiator, built in cupboard.

# Property Details.

## Bedroom Two



8' 10" x 7' 3" (2.69m x 2.21m) With UPVC double glazed window to rear, radiator.

## Family Bathroom



With UPVC double glazed window to side, airing cupboard, panelled bath with shower over, tiled splashbacks, close coupled WC, wash hand basin.

## Outside

### Rear Garden



The property enjoys a good sized rear garden which is enclosed by panel fencing. The garden offers a patio area which leads to lawn with a further paved area and allotment space located at the end of the garden.

### Garage



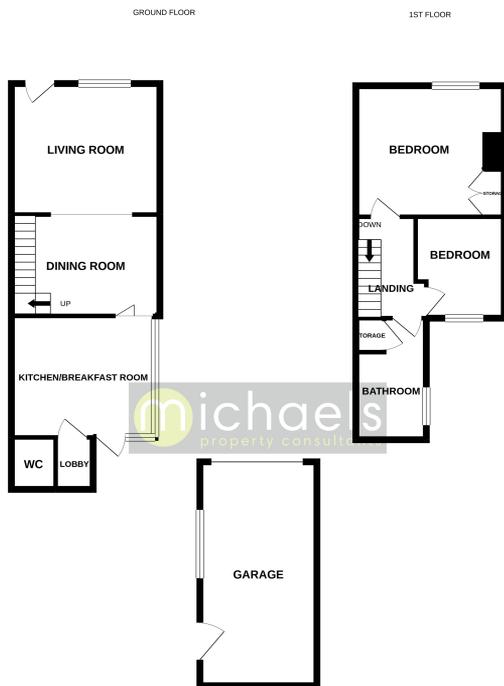
19' 4" x 10' 3" (5.89m x 3.12m) With up and over door to front, door and window to side, power and light connected.

### Driveway

Driveway in front of the garage providing ample off road parking with further parking available in front of the property.

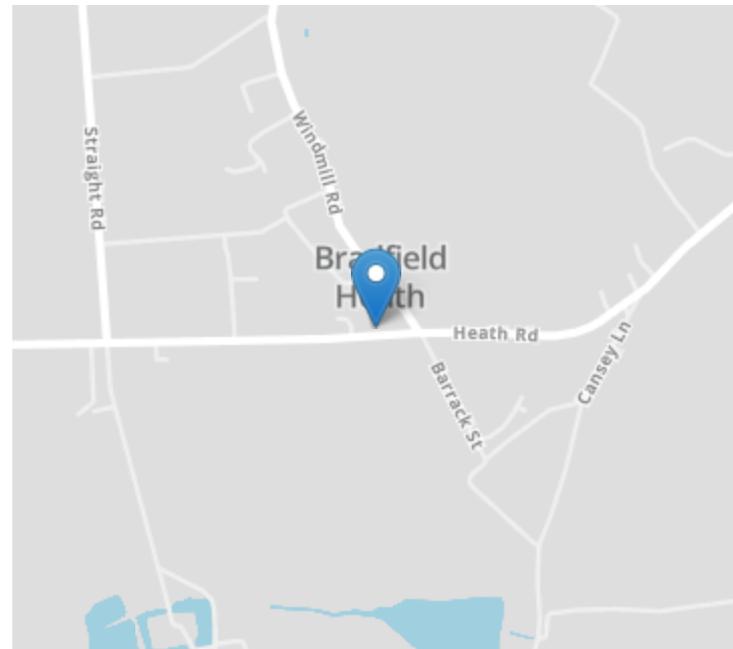
# Property Details.

## Floorplans



We have every attempt been made to ensure the accuracy of the property contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metrepro ©2013

## Location



(81-91)	<b>D</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	63
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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.