



- Warranty Remaining
- Off Road Parking
- Spacious Rear Garden
- Three Bedrooms
- En Suite, Family Bathroom & WC
- Open Plan Kitchen & Dining Room
- Lounge
- Family Home

41 Mannings Road, Frating, Colchester, Essex. CO7 7FQ.

A semi-detached home on this popular modern development in the village of Frating just East of Colchester and offering brilliant access to the A120/A12 and with mainline stations close by at Great Bentley and Wivenhoe with good links to London Liverpool Street. Highlights to include: Spacious entrance hall, living room with French doors to the rear garden, Kitchen/Diner, ground floor cloakroom, three first floor bedrooms, en-suite to master and family bathroom, generous south facing rear garden and off road parking. Call the sales team to arrange your viewing. Guide price £350,000- £375,000.



Property Details.

Ground Floor

Entrance Hall

Campsite front door, storage cupboard, doors to:

Kitchen/Diner



20' 0" x 10' 0" (6.10m x 3.05m) Double glazed window to front, French doors to rear, range of wall and base units, laminate worktop, stainless steel sink, integrated induction hob, oven, dish washer, washing machine, fridge/freezer, open plan onto the dining room.

WC

WC and wash hand basin.

Lounge



19' 3" x 11' 0" (5.87m x 3.35m) Double glazed window to front, French doors to rear, radiator.

First Floor

Landing

Doors leading to:

Bedroom One



16' 3" x 11' 7" (4.95m x 3.53m) Double glazed window to front, radiator, fitted wardrobe.

Property Details.

En Suite



Double glazed obscure window to rear, wash hand basin, low level WC, shower enclosure.

Bedroom Three



Double glazed window to front, radiator, storage cupboard.

Bedroom



12' 5" x 13' 1" (3.78m x 3.99m) Double glazed window to rear, radiator.

Family Bathroom



Double glazed obscure window to rear, inset spot lights, part tiled walls, low level WC, paneled bath with over head shower, wash hand basin.

Outside

Off Road Parking

Off road parking for several cars to the side of the property.

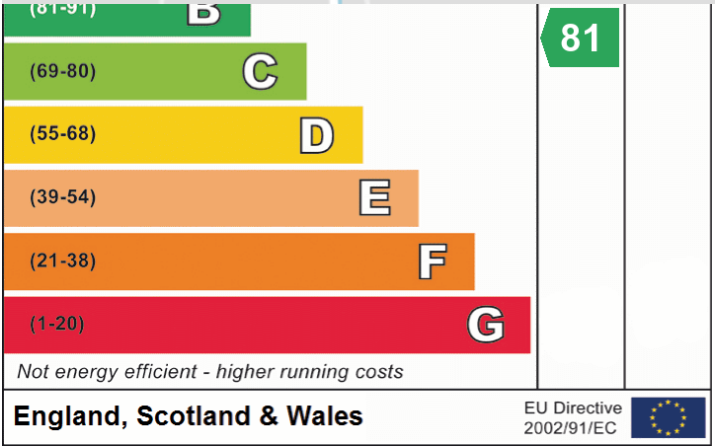
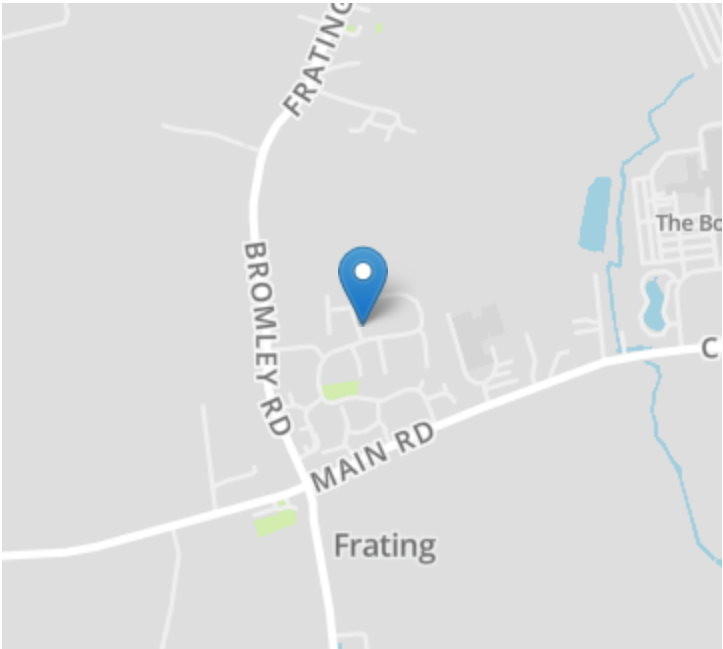
Rear Garden

A generous rear south facing garden, patio area with the remainder laid to lawn, garden shed and retained by fencing.

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.

