



- GUIDE PRICE £210,000 - £220,000
- Two Bedroom Link-Detached Bungalow
- Family Bathroom Suite
- Fitted Kitchen With Space For Appliances
- Sizeable Living Room
- Occupying A Corner Plot
- Recently Fitted Conservatory
- Private Garden With Side Access
- Off Road Parking

## 29 Brooklands Road, Brantham, Manningtree, Suffolk. CO11 1RN.

GUIDE PRICE £210,000 - £220,000 Situated in the ever popular village of Brantham, Manningtree, this improved and much loved two bedroom link-detached bungalow would make the ideal first time purchase for any prospective purchaser. Occupying a favorable corner plot, this bungalow offers versatile living and provides any new owner with the benefit of two double bedrooms. Positioned off of a welcoming entrance hall is a separate family bathroom suite and a sizeable living room, with french doors leading to a large and recently installed conservatory - providing additional living space.



# Property Details.

## Entrance Hall

UPVC entrance door to front aspect, airing cupboard, loft access (loft is half boarded and contains light), radiator, further doors to:

## Master Bedroom



12' 0" x 10' 0" (3.66m x 3.05m) UPVC window to front aspect, fitted wardrobes, radiator

## Family Bathroom Suite



Panel bath with shower over & curtain, pedestal wash hand basin, half tiled walls, tiled flooring throughout, W.C, radiator, UPVC window to front aspect

## Living Room



13' 6" x 9' 11" (4.11m x 3.02m) UPVC doors leading to conservatory, variety of communication input/output, radiator, door way to:

## Conservatory

13' 0" x 11' 1" (3.96m x 3.38m) UPVC construction with vaulted ceiling (glass panel), UPVC french doors leading to rear garden, wall mounted heater

# Property Details.

## Kitchen



8' 1" x 8' 1" (2.46m x 2.46m) Range of fitted base and eye level units with roll top working surfaces over, tiled splash back, inset stainless steel sink, drainer with tap over, space for free standing appliances & integrated appliances consisting of four ring gas hob, electric fan assisted oven and grill, space for washing machine, UPVC window to front aspect, door way to;

## Rear Lobby

UPVC door providing access to rear, further door to:

## Bedroom Two



9' 2" x 9' 1" (2.79m x 2.77m) UPVC window to rear aspect, radiator

## Outside, Garden & Parking

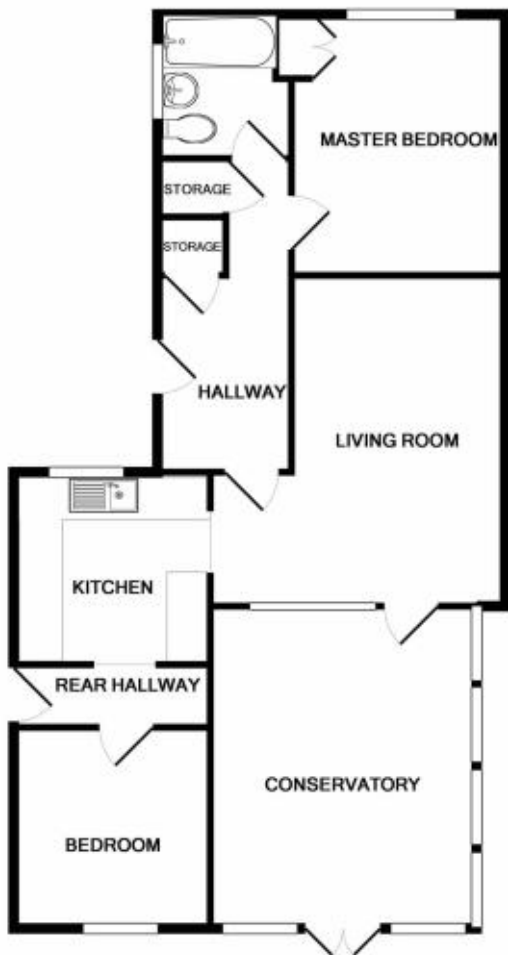


As previously mentioned, this property benefits from a private West facing rear garden. The garden commences with a shingle area with steps leading to an area predominantly laid to lawn. The garden is on a split level and there is a gate providing side access.

To the front of the property, there is off street parking available on the front driveway for two vehicles, with further parking easily accessible on road for guests.

# Property Details.

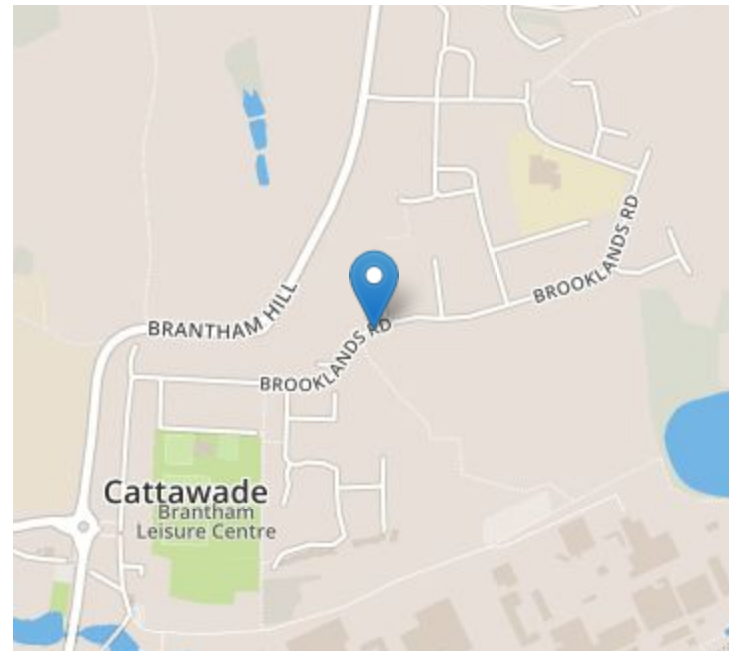
## Floorplans



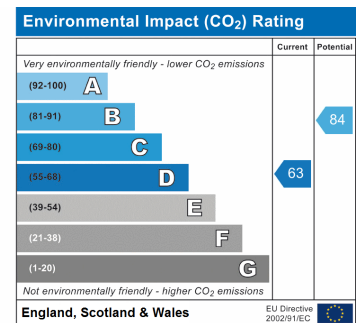
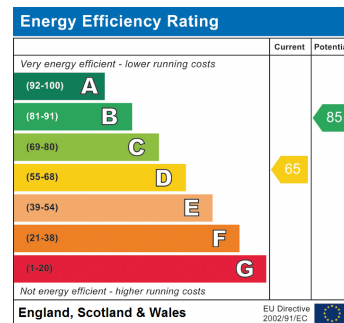
TOTAL APPROX. FLOOR AREA 793 SQ.FT. (73.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Location



## Energy Ratings



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.