



RE/MAX

PROPERTY HUB



6 Harwich Road, Manningtree, CO11 2UA

Price £270,000

**** Rural Property Requiring Modernisation **** Being sold with **NO ONWARD CHAIN** this semi-detached home is located in the sought after village of Wrabness and has panoramic countryside views, the home itself offers lounge, kitchen/breakfast room, ground floor bathroom, 3 bedrooms, a driveway for off road parking and pleasant gardens to the front and rear, the rear garden is approx 90ft and backs on to open countryside

Council Tax Band: B

EPC: F

Heating: Electric Storage Heaters

Entrance Porch

Part Glazed UPVC entrance door with windows to front and side aspects

Entrance Hall

Stairs to first floor and door to ground floor bathroom and lounge

Lounge 15'3" x 10'4" (4.66 x 3.17)

With brick built open fireplace, exposed ceiling beams, windows to front and rear aspects offering views across the fields

Kitchen/Breakfast Room 9'4" x 9'3" (2.87 x 2.82)

With windows to rear aspect and door to rear garden, stainless steel sink/drainage, plumbing for washing machine, storage cupboard housing water tank.

Note: The lobby area between kitchen and lounge has built in pantry storage and understairs storage space

Ground Floor Bathroom 8'7" x 5'6" (2.63 x 1.70)

Shower cubicle, wash basin set in vanity unit with storage, low level WC and obscured window to front aspect

First Floor Landing

Window to rear aspect, doors to all 3 bedrooms and loft access hatch

Bedroom 1 15'3" x 9'2" (4.67 x 2.80)

Double aspect windows with countryside views to both front and rear, built in storage cupboards

Bedroom 2 10'4" x 8'7" (3.15 x 2.64)

Double aspect windows to both front and side aspects both offering views across the fields, built in storage cupboard and shelving

Bedroom 3 7'9" x 6'3" (2.37 x 1.91)

Double aspect windows to rear and side aspects offering countryside views

Outside Areas:

To the front of the property a driveway offering off-road parking, side gated access, mature shrubs and bushes

The rear garden is approx. 90ft in length and backs onto open fields, with a paved patio area, lawn, mature shrubs, trees and bushes, 1 large wooden storage shed, 2 further storage sheds and 2 greenhouses

Floor Plan

Floor 0

- Kitchen: 9'2" x 9'5" (2.82 x 2.87 m)
- Lounge: 10'4" x 15'3" (3.17 x 4.66 m)
- Bathroom: 8'7" x 5'6" (2.63 x 1.70 m)
- Entrance Porch: 5'2" x 3'2" (1.60 x 0.97 m)

Floor 1

- Bedroom 1: 9'2" x 15'3" (2.80 x 4.67 m)
- Bedroom 2: 10'4" x 8'7" (3.15 x 2.64 m)
- Bedroom 3: 7'9" x 6'3" (2.38 x 1.91 m)

Approximate total area⁽¹⁾

655.21 ft²
60.87 m²

Reduced headroom

13.87 ft²
1.29 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		35	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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