



Oxford Road, Manningtree  
£260,000



## Manningtree

Step into the charm and comfort of this delightful period cottage, nestled in the heart of a serene conservation area, moments away from the bustling heart of Manningtree Town and the picturesque Waterfront. Perfectly suited for first-time buyers, downsizers, or savvy investors, this residence is a rare find that comes to the market free of any upward chain, inviting you to make it your own with the greatest of ease.

Upon crossing the threshold, you are greeted by a cosy sitting room, where the warmth of the stripped wooden floor and the character of the feature brick fireplace create an inviting ambience for relaxation and entertainment. The kitchen/breakfast room provides a spacious and cheerful space to enjoy culinary pursuits and leisurely morning coffees.

Upstairs, the two well-appointed bedrooms offer restful retreats, accompanied by a convenient first-floor bathroom. Practicality is ensured with gas radiator heating and double glazing throughout, ensuring year-round comfort.

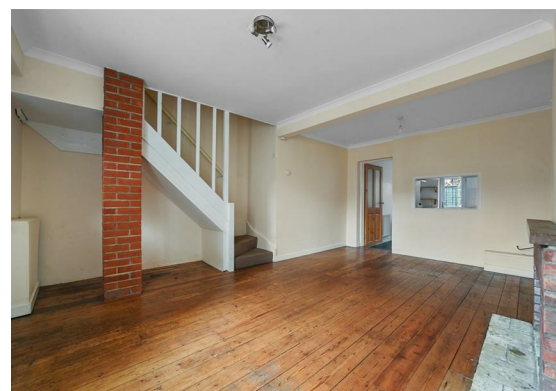
Outside, the enclosed rear garden presents a private haven for outdoor enjoyment, a space where one can unwind or indulge in a spot of gardening. This house is a gem waiting to be cherished, promising a blend of period features and modern living to its new owners.







- PERIOD COTTAGE
- SHORT WALK TO MANNINGTREE TOWN & WATERFRONT
- CIRCA 22 MIN WALK TO MANNINGTREE OR MISTLEY STATION
- TWO BEDROOMS
- ENCLOSED REAR GARDEN
- NO UPWARD CHAIN
- IDEAL STARTER HOME/DOWNSIZE OR INVESTMENT
- 5.3% YIELD



#### LOCATION:

Manningtree, located in Essex, is a picturesque town nestled along the banks of the River Stour. Known for its rich history and charming architecture, it boasts a blend of quaint shops, cozy cafes, and local pubs, all contributing to its vibrant community atmosphere.

The town's scenic surroundings include lush countryside and waterfront views, perfect for leisurely walks and outdoor activities. With excellent transport links, including a railway station connecting to London, Manningtree offers a delightful mix of rural charm and urban convenience, making it an ideal place to live or visit.

#### Agents Notes:

Tenure - Freehold

Council tax - Band B

Services – Mains electric/mains drainage/Mains water/Mains Gas

Heating - Radiators via Gas boiler

Mobile - O2 & EE available, Three & Vodafone are likely

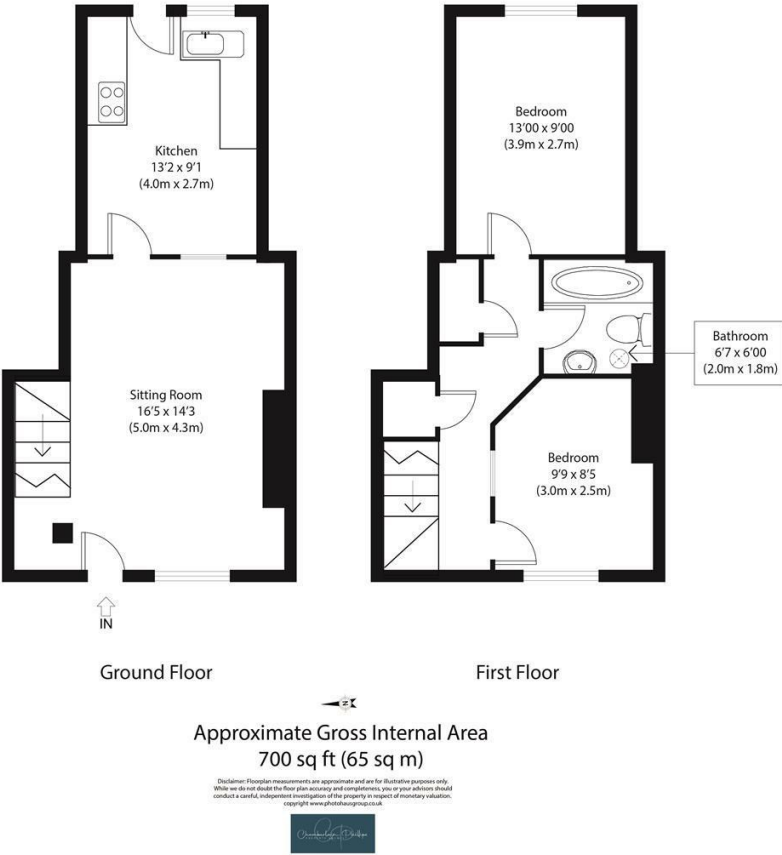
Broadband - Ultrafast is available

Property Situated in Manningtree and Mistley Conservation Area





Floor Plan



Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

