



Trinity Road, Manningtree  
£140,000

## Trinity Road

- ONE BEDROOM MAISONETTE
- GROUND FLOOR
- ALLOCATED PARKING
- RE-FITTED BATHROOM
- GENEROUS LIVING ROOM
- EARLY VIEWING ADVISED

\*\*\* COMPLETE UPWARD CHAIN\*\*\*  
Step into a delightful one-bedroom ground floor maisonette, the perfect stepping stone for first-time buyers yearning for a blend of convenience and charm.

Nestled in a sought-after location, this cosy abode is mere moments from the vibrant heart of Manningtree Town, with its array of local amenities, and the train station, ensuring your commute is as breezy as the nearby riverside walks.

As you ascend the steps to your private entrance, you're welcomed into a spacious living area that feels both airy and inviting, a canvas awaiting your personal touch. The inner hallway is your gateway to a well-proportioned kitchen, where culinary exploits await. The double bedroom promises a serene retreat from the hustle and bustle, and the re-fitted shower room adds a splash of modern luxury to your daily routine.

Outside, your exclusive parking space eliminates any parking woes.





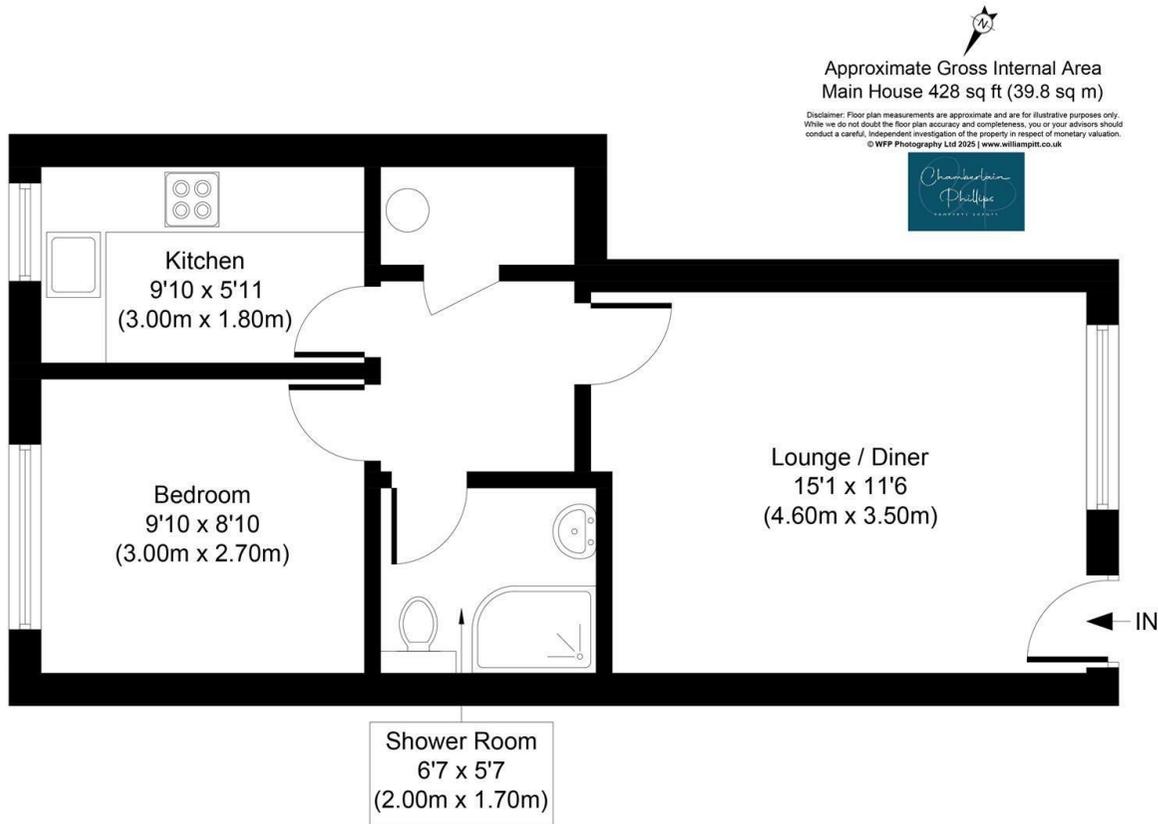
#### LOCATION:

Manningtree, located in Essex, is a picturesque town nestled along the banks of the River Stour. It is part of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. Known for its rich history and charming architecture, it boasts a blend of quaint shops, cozy cafes, diverse and award-winning restaurant options, and local pubs, all contributing to its vibrant community atmosphere. The towns scenic surroundings include lush countryside and waterfront views, perfect for leisurely walks and outdoor activities and with the Stour Sailing Club, options for mooring, Regatta, and rowing. Also nearby is Dedham Vale for Constable Country, and the quaint beach and Nature Reserve at Wrabness. With excellent transport links, including a railway station connecting to London Liverpool Street in around 50 minutes from both Manningtree train station (5 minutes by car) and Mistley train station (2 minutes by car), a variety of options are within easy reach. It offers a delightful mix of rural charm and urban convenience, making it an ideal place to live in, commute or to, or simply visit and vacation in.

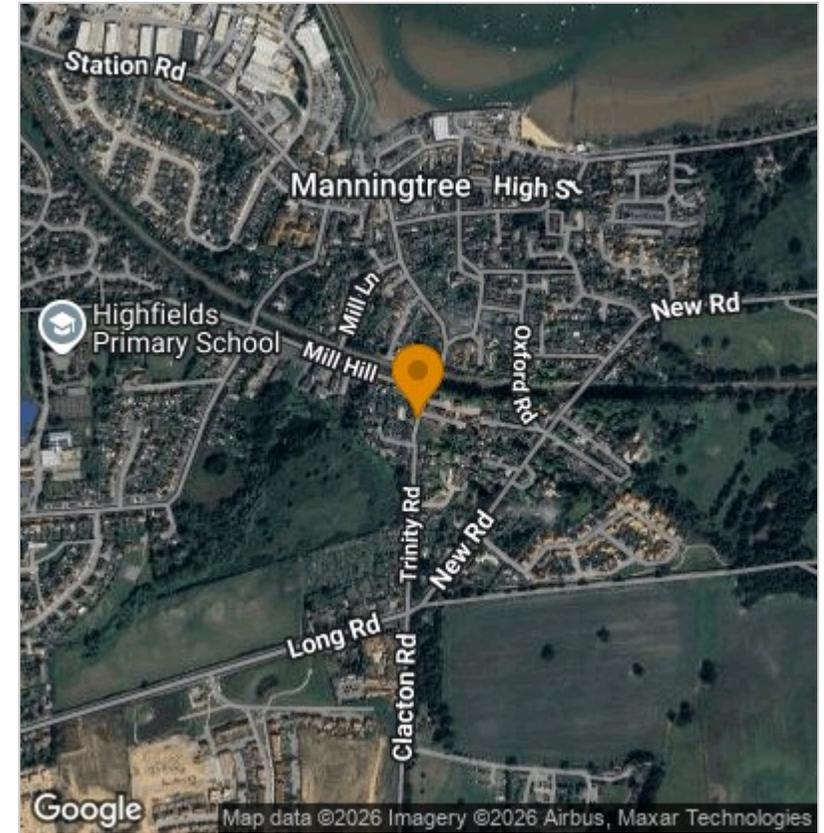
#### AGENTS NOTES:

Tenure - Leasehold  
Remaining Lease - 962 years remaining  
Service Charge - £680 per annum  
Building Insurance - £250 per annum  
Ground Rent - £300 per annum  
Council tax - Band A  
Services - Mains electric/Mains drainage/Mains water  
Heating - Electric Heating  
Mobile - All Networks are available  
Broadband - Ultrafast is available  
Property Situated in Manningtree and Mistley Conservation Area

## Floor Plan



## Area Map



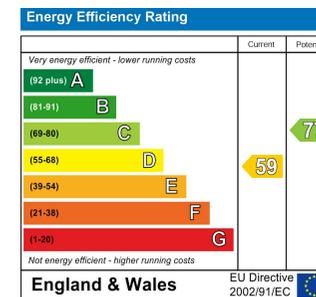
## Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph



Council Tax Band - A

Tenure - Leasehold