



Trinity Road, Manningtree
Guide Price £150,000

Property Overview

Enjoying a brilliant position just a short stroll from Manningtree town centre and the much-loved waterfront, this first-floor maisonette offers easy, low-maintenance living with a lifestyle that's hard to beat morning coffees by the river, weekend walks along the estuary and everything you need close at hand.

The accommodation is light and well balanced, featuring a private entrance door, two bedrooms and a comfortable sitting room where distant river views provide an ever-changing backdrop. A fitted kitchen serves day-to-day needs with ease, while loft storage adds that all-important practicality for modern living.

Outside, residents benefit from communal gardens ideal for enjoying the warmer months along with a bike store for those who like to explore on two wheels, plus parking for everyday convenience. Further highlights include double glazing and the added advantage of being offered chain free, making for a straightforward move.

Whether you're a first-time buyer seeking a well-located home, a downsizer wanting everything within walking distance, or an investment purchaser attracted by an estimated 7.2% gross yield, this is a superb opportunity to secure a home in one of the area's most desirable and well-connected riverside towns.





Property Setting:

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 town's 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 - £822 per annum / Building Insurance - £310 per annum / Ground Rent - £326.00 per annum

Council tax - Band A

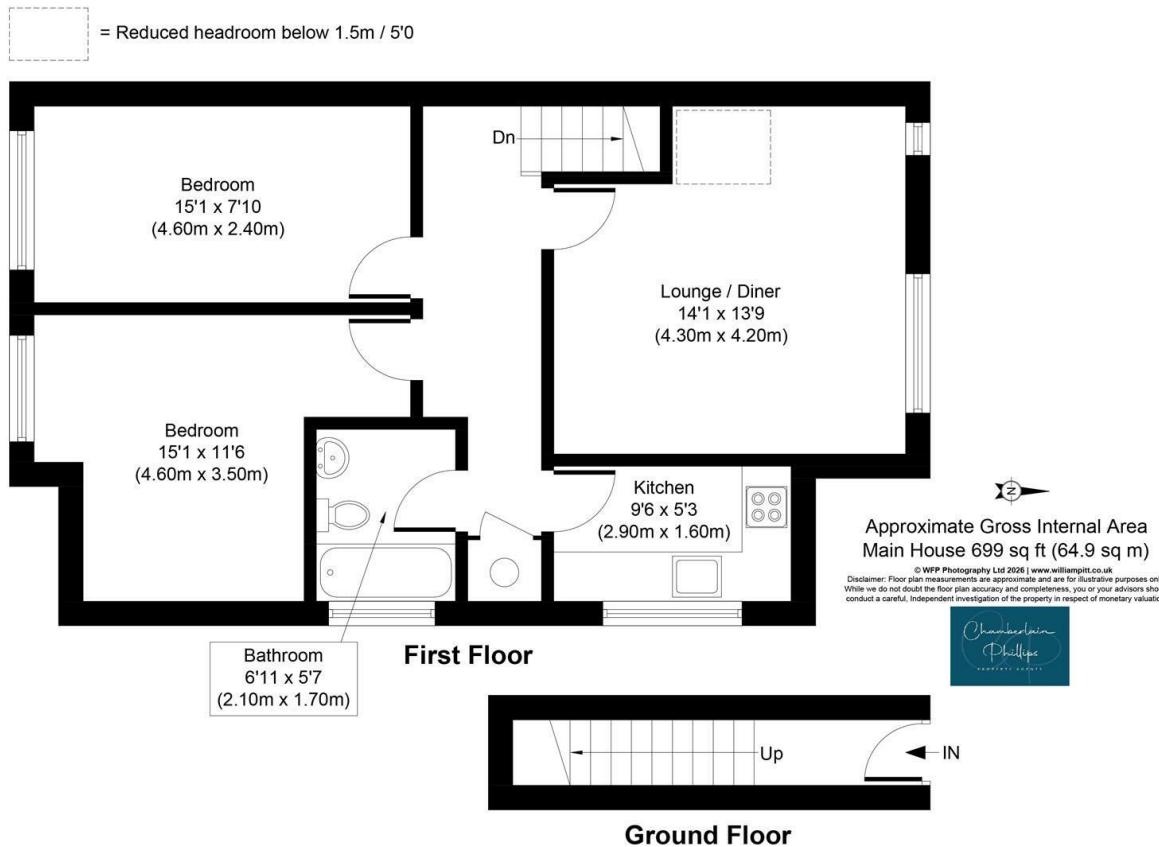
Services - Mains electric/Mains drainage/Mains water

Heating - Electric Heating

Mobile - All Networks are available / Broadband - Ultrafast is available

Property Situated in Manningtree and Mistley Conservation Area

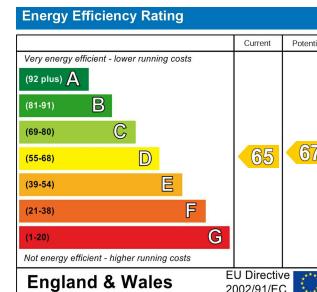
Floor Plan



Area Map



Energy Efficiency Graph



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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