



Snows Way, Brantham  
£1,300 Per Calendar Month

## Snows Way, Brantham

Situated in a quiet cul-de-sac within a popular village, this well-presented detached bungalow offers comfortable single-level living with a modern finish. The property benefits from double-glazed windows and gas central heating, providing energy efficiency and everyday comfort.

The accommodation includes a modern kitchen fitted with contemporary units, wood block worktops, an induction hob, double oven and integrated fridge freezer. The sitting room leads through sliding doors into a conservatory with an insulated roof, creating a versatile additional living space ideal for relaxing or dining.

There are two well-proportioned double bedrooms, one of which benefits from built-in wardrobes, making the property well suited to small families, couples, downsizers or those seeking convenient single-level living. A newly fitted modern bathroom completes the internal accommodation.

Outside, the property enjoys a private garden with a patio area, lawn and a useful storage shed. A single garage located in a nearby block provides additional storage or parking.

Conveniently positioned for access to local village amenities, this attractive bungalow offers a low-maintenance lifestyle with modern comforts and would make an ideal long-term home for tenants seeking a peaceful yet well-connected location.

The property is offered unfurnished and is available immediately.





- CUL DE SAC LOCATION
- POPULAR VILLAGE
- TWO DOUBLE SIZED BEDROOMS
- CONSERVATORY/SUN ROOM
- NEW BATHROOM
- SINGLE GARAGE
- UNFURNISHED
- AVAILABLE NOW



#### LOCATION:

Brantham is a popular village on the Suffolk/Essex border, offering a blend of countryside charm and convenient access to nearby towns. Situated close to the River Stour and surrounded by scenic walks and countryside, it's ideal for those seeking a semi-rural lifestyle. The village benefits from local amenities, a primary school, and strong transport links, with Manningtree station just minutes away providing direct trains to London Liverpool Street in under an hour, and easy road access via the A137 to both Colchester and Ipswich.

Rent excludes the tenancy deposit and any other permitted payments  
Deposit - 5 weeks rent.

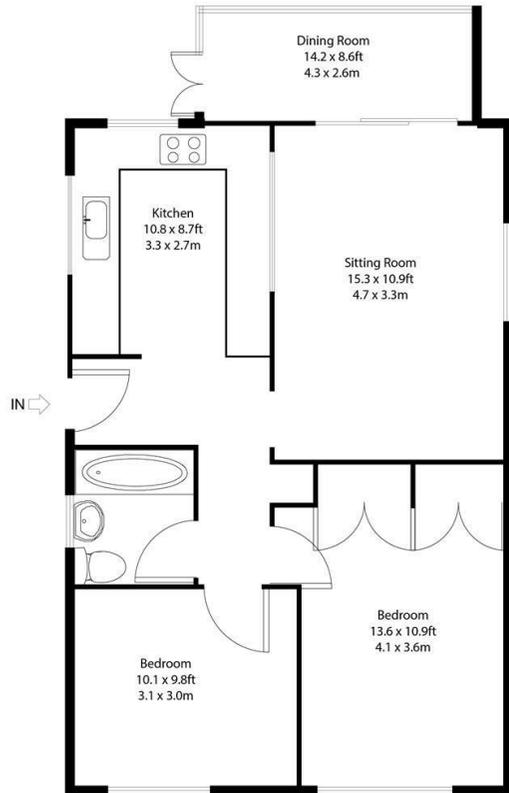
**HOLDING PAYMENT:** A holding payment of one weeks rent must be paid before any application can be processed.

#### AGENTS NOTES:

Council Tax Band - B  
Services - Mains Electric, Mains Gas, Mains Water & Drainage  
Heating - Radiators via gas boiler  
Mobile Coverage Indoor: EE, Three & Vodafone are limited / O2 is Likely  
Broadband: Ultrafast broadband is available at this address



## Floor Plan

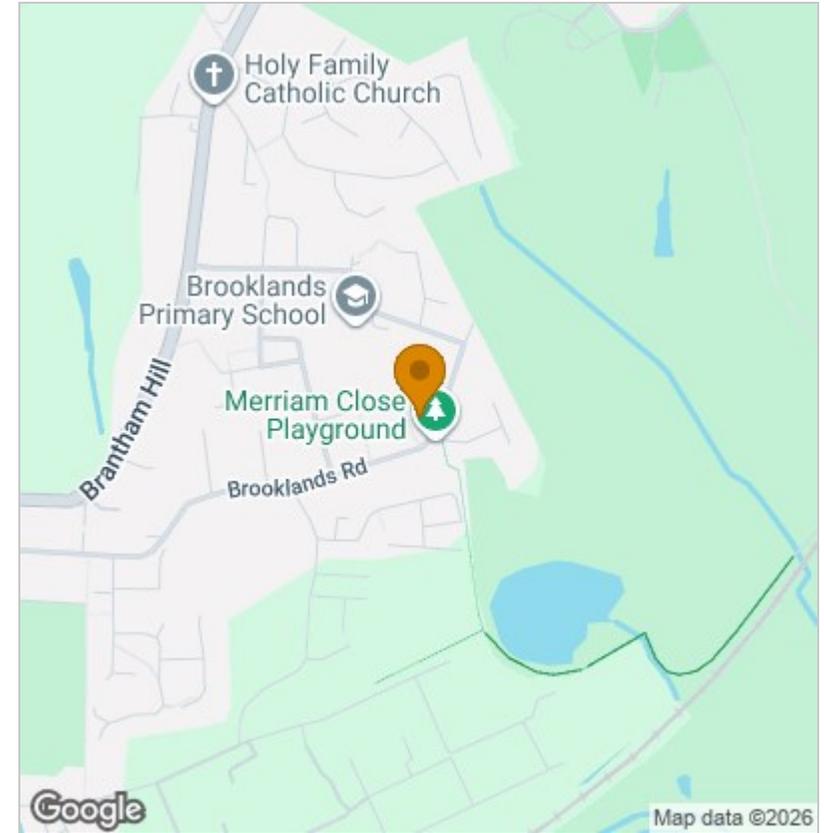


Approximate Gross Internal Area  
633 sq ft (59 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



## Area Map



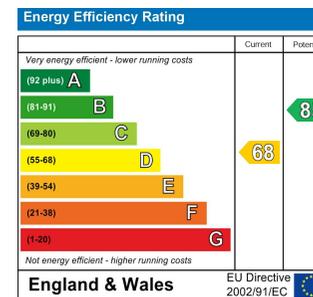
## Viewing

Please contact our Manningtree Lettings 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 - B

Tenure -