

A modern townhouse with a dark grey curved roof and vertical wood cladding. It features large windows, some with black frames, and a dormer with three windows. The ground floor has a dark door and a wooden garage door. A red car is parked in the driveway. The sky is a mix of blue and orange.

oakheart

£1,550 Per Month

Per Month

Shrubland Road, Mistley

\*Available End of December\*

Beautiful and modern throughout, this recently-built three bedroom townhouse sits on the unique site of the Secret Bunker in Mistley, Manningtree. The property is within walking distance to local schooling and close by to Mistley Train Station.

The ground floor comprises of a generous open plan living space, with a modern fitted kitchen featuring integrated appliances. The downstairs accommodation also benefits from a downstairs W.C and storage cupboard. Sitting on the first floor, is the second and third bedrooms, both providing built-in wardrobes; the second bedroom also boasts a roof terrace, ideal for outdoor seating. The family bathroom is modern and sleek featuring a bath with

shower unit. On the second floor is the expansive master bedroom with a large window and boasting its own en-suite bathroom with commodious cupboard room.

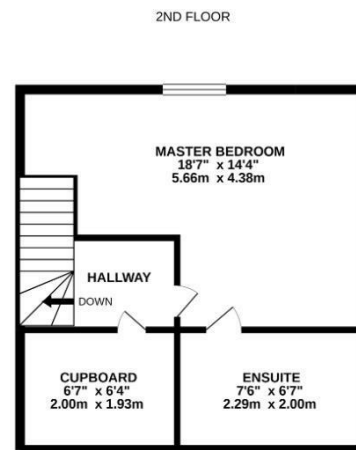
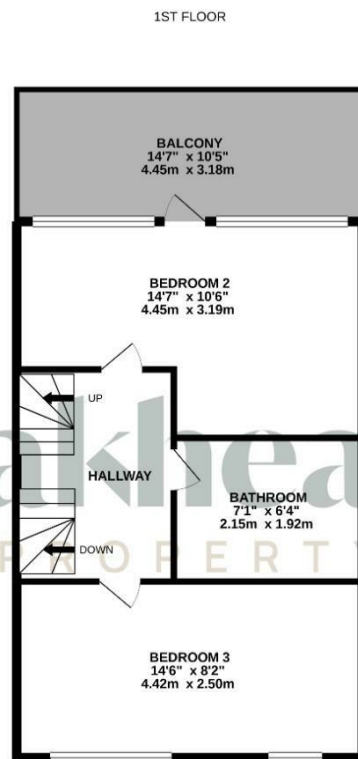
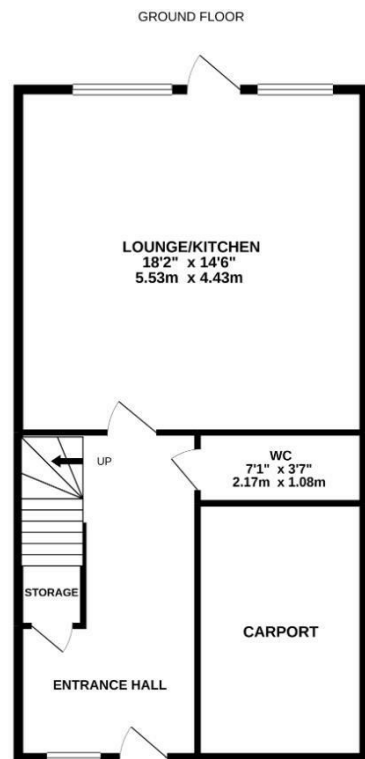
Externally there is an enclosed rear garden and off street parking. Offered unfurnished and available for early may.











Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority:

Tenure:

Council Tax Band:

B

### Energy Efficiency Rating

|                                             | Current                    | Potential  |
|---------------------------------------------|----------------------------|------------|
| Very energy efficient - lower running costs |                            |            |
| (92 plus) <b>A</b>                          |                            | <b>100</b> |
| (81-91) <b>B</b>                            | <b>84</b>                  |            |
| (69-80) <b>C</b>                            |                            |            |
| (55-68) <b>D</b>                            |                            |            |
| (39-54) <b>E</b>                            |                            |            |
| (21-38) <b>F</b>                            |                            |            |
| (1-20) <b>G</b>                             |                            |            |
| Not energy efficient - higher running costs |                            |            |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |            |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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