



# RE/MAX

## PROPERTY HUB



## Station View Black Boy Lane, Manningtree, CO11 2TL

### Guide price £270,000

**\*\* Guide Price £270,000 - £280,000 \*\*** Nestled in the scenic village of Wrabness, and a short walk from the Railway Station with connections to Harwich, Colchester and London Liverpool Street, this characterful 2 bedroom home has recently undergone renovations throughout including a new combi boiler, new roof + Insulation, windows, floorings, kitchen, bathroom and a fully landscaped 100ft rear garden, highlights include a 22ft lounge/diner with log burner, kitchen with walk in pantry, downstairs WC and block paved frontage providing off road parking

'Move in Ready' with no onward chain

The peaceful village of Wrabness is known for its community spirit and offers many areas of natural beauty including the peaceful Wrabness Shore/Beach which is a real hidden gem locally, Wrabness Nature Reserve with walking trails and birdwatching opportunities, the local village hall hosts regular events, and the well stocked shop/bar is always welcoming

## Accommodation Comprises:-

### Entrance Porch

UPVC Door and window to front aspect, leading through to:-

### Lounge/Diner 22'9" x 11'10" (6.94 x 3.63)

Window to front aspect, open-tread staircase to first floor, hearth with Log burner, French doors leading through to kitchen

### Kitchen with Walk in Pantry 10'3" x 8'0" (3.13 x 2.45)

Fitted with a range of wall and base units, stainless steel sink/drainage, built in cooker & hob with tiled splash back, spaces for appliances, walk in pantry cupboard, window overlooking rear garden and window to side aspect, leads through to lobby area with downstairs WC and glazed back door to garden

### Ground Floor WC

Low level WC with inset basin

### Upstairs Landing

Doors to both bedrooms & bathroom, access hatch for loft (fully boarded)

### Bedroom 1 11'11" x 9'10" (3.64 x 3.02)

With 2 windows to front aspect and cast iron feature fireplace

### Bedroom 2 8'8" x 5'9" (2.65 x 1.77)

With 2 windows to rear aspect, views over rear garden and farmland

### Bathroom 6'4" x 5'8" (1.94 x 1.75)

Suite comprising: panelled bath with overhead shower, pedestal hand basin, low level WC, fully tiled walls and obscured window to rear aspect

### Outside Areas:

To the front of the property a block paved drive offering off-road parking

The fully enclosed rear garden backs onto farmland, is approx. 100ft in length and has been beautifully landscaped to include a patio area, lawned area, shingled pathways & planters, greenhouse, 2 storage sheds (the largest benefiting from power connected) outside tap and gated side access

Heating: Oil Fired, Combi Boiler

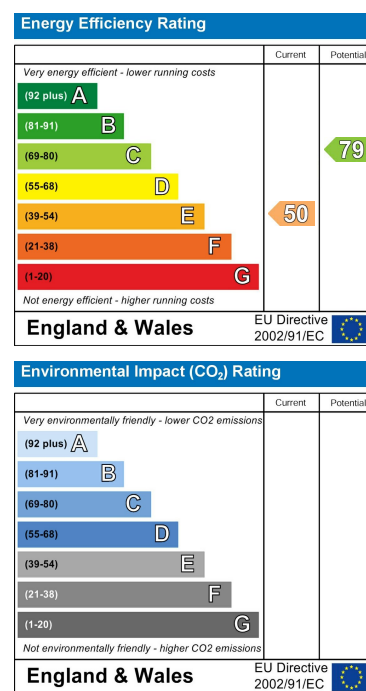
Council Tax Band: B

EPC: F

## Floor Plan



## Area Map



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