



Propino Way, Mistley, Manningtree

Welcome to Propino Way, a tastefully designed and well kept three bedroom semi-detached family home located within the popular River Reach development.

Well proportioned rooms throughout, with a family friendly flow between reception rooms, a spacious kitchen/diner which leads out in to the sunny garden. Upstairs are three good size bedrooms, with the principle bedroom benefitting from an en-suite.

£320,000

Propino Way

Mistley, Manningtree, CO11



- Three bedroom semi-detached
- Off road parking & Garage
- River Reach development within Mistley
- Great transport links
- Short distance to Manningtree railway
- Good size rear garden with summer house

The Property

Upon arrival to the property, you are greeted by a spacious light hallway. The lounge is to the front of the property, with the kitchen/diner to the rear overlooking the garden, with both rooms letting in a great amount of natural light. There is also a cloakroom and good size under stair cupboard. Upstairs are three good size bedrooms, offering versatility with children and a work from home space. There is an en-suite to the principle bedroom, and a family bathroom with a shower over the bath.

Outside

The front of the property has a small garden area, and to the right of the property is the garage and driveway.

The rear garden is mainly laid to lawn with a patio pathway and fenced surround.

The Area

Transport: Mistley Railway Station is within walking distance, offering direct services to London Liverpool Street for an ideal commuter link.

Town Centre: The bustling, historic market town of Manningtree is just a mile away, providing local supermarkets, independent shops, wine bars, and traditional cafes.

Outdoor Space: The development sits near the banks of the River Stour and the Dedham Vale Area of Outstanding Natural Beauty.

Service Charge

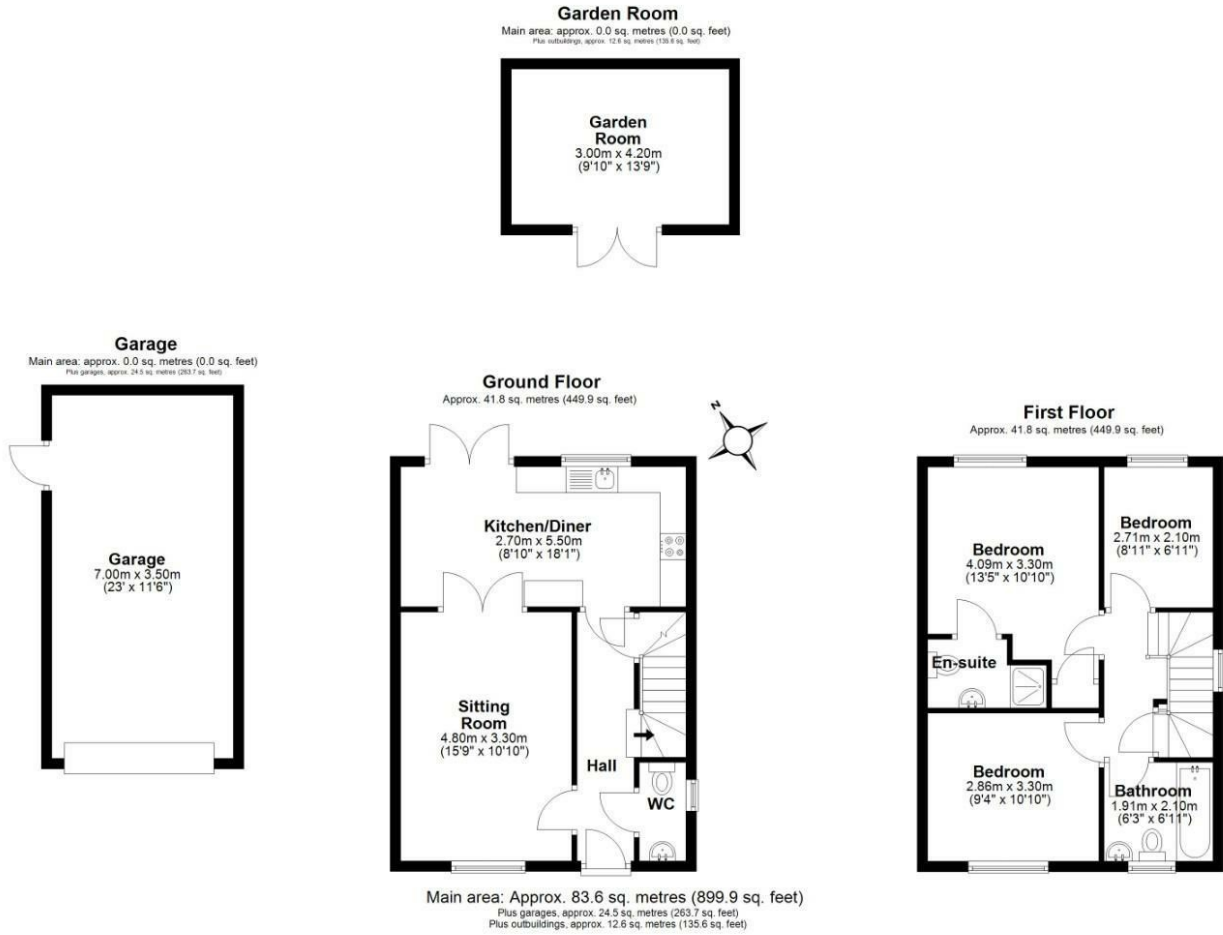
We have been made aware by the seller there is an annual service charge of £113.

On behalf of MovePlus

By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Additional charges (if applicable): • £25 + VAT per giffor



Floor Plan



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

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