Fenn Wright

THE HOME OF PROPERTY



Flatford, Bradfield Road, Wix, Manningtree, Essex, CO11 2SJ

Guide Price: £350,000 Subject to Contract - Freehold

The property is located in the popular location of Wix and is offered for sale through the modern Method of Auction which is operated by Iamsold Ltd.

The property enjoys a substantial plot and backing onto open countryside, this detached four-bedroom bungalow offers over 1,100 sq ft of accommodation, mature gardens, garage and exceptional scope for enhancement. A rare opportunity to acquire a well-positioned village home with privacy, potential and long-term appeal.

- Wix
- Detached bungalow
- Three bedrooms
- En-suite and family bathroom
- Off road parking and garage
- Private rear garden backing onto open countryside

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A long spacious central hallway provides access to the principal accommodation, creating a welcoming first impression and a practical flow throughout the home.

The sitting room is a bright and generously proportioned reception room featuring a large bay window and fireplace, offering an inviting space for both everyday living and entertaining.

A well-sized kitchen/breakfast room overlooks the rear garden, with ample storage, workspace and room for informal dining, offering excellent potential to create a superb family kitchen.

Bedroom one is a generous principal bedroom enjoying a pleasant outlook over the garden and benefiting from fitted wardrobes. Access is given to the en-suite shower room fitted with shower, WC and wash hand basin.

Bedroom two is a comfortable double bedroom with plenty of natural light and flexibility for guests or family members. Bedroom three is a versatile bedroom, equally suited as a guest room, study or hobby room. The family bathroom is fitted with a bath, WC and a wash hand basin.

The study/hobby room is a useful additional room offering flexibility for home working, hobbies or further storage.

Outside

The property occupies a mature and established plot with driveway parking, garage and beautifully maintained gardens. The garage provides secure parking, workshop space or useful additional storage.

The generous rear garden is a particular highlight, backing onto open countryside and enjoying a wonderful sense of privacy and space rarely found in today's market.

Important information

Council Tax Band - D
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Tenure - Freehold
EPC rating - tbc
Ref - MAN250122/MC

Directions

Please use the postcode CO11 2SJ for SatNav.



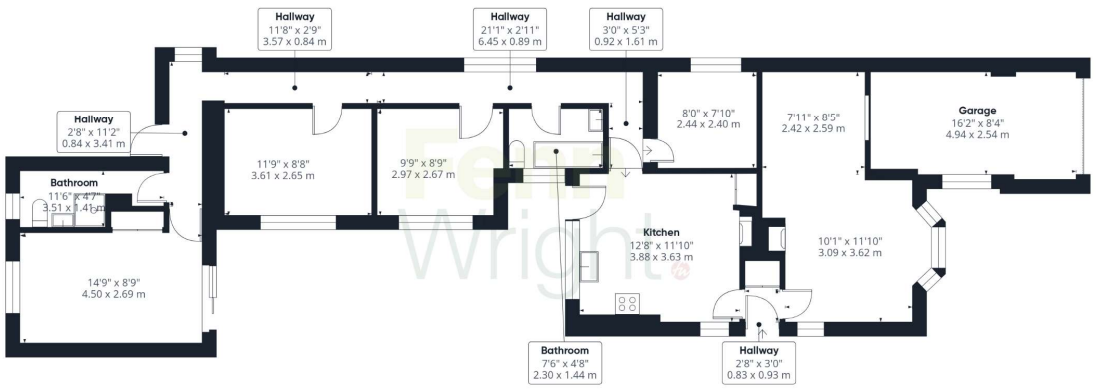






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Wix
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Approximate total area(1)
1136 ft²
105.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agent's note

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

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