



# LITTLE MALTINGS

20 Maltings Wharf | Manningtree



Chapman Stickels

# LITTLE MALTINGS, 20 MALTINGS WHARF, MANNINGTREE, CO11 1XF

A MOST ATTRACTIVE 'TOWN HOUSE' SITUATED WITHIN EASY REACH  
OF MANNINGTREE HIGH STREET, THE MAINLINE STATION, AND  
ENJOYING WONDERFUL VIEWS OF THE ESTUARY

Colchester - 10 miles

Ipswich - 10 miles

- Reception Hall ● Sitting/Dining room ● Kitchen ● Utility room ● Cloakroom ●
- 2 double bedrooms (1 en suite) ● Study/Bedroom 3 ● Bathroom ●
- Integral garage and further parking ● Terrace ● Communal grounds ●





### The Property

Created during the 1980's, Maltings Wharf is an attractive development situated between Manningtree High Street and the estuary.

Little Maltings has been significantly upgraded by the present owner to provide a comfortable, low maintenance home.

From the double length sitting/dining room, sliding glazed doors open onto a terrace with stunning views across the estuary. Quality fittings include a bespoke built in dresser/display unit, and an oak floor.

The well-equipped kitchen includes an extensive range of cupboards, built in 'Neff oven and hob, an 'American' fridge/freezer, and plumbing for a dishwasher. A useful utility room has plumbing for a washing machine and tumble dryer and adjoins the garage with an automatic door.

On the upper floor are two double bedrooms, each with built in wardrobes and a study/bedroom 3 also with built in wardrobes, a desk, and drawers.

In addition to the garage, there is off road parking for two further cars. Opposite Little Maltings there is a well stocked and maintained communal garden and secure barbecue area.

### Location

Manningtree is a thriving town set on the banks of the Stour Estuary, approximately 10 miles from both Colchester and Ipswich. Manningtree offers a wide selection of shops, pubs and restaurants, the mainline station to London Liverpool Street and Stratford is close by, with journey times of about an hour.

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### Services

Mains water, electricity and drainage. Gas fired central heating, EPC rating C.

### Local Authority and Council Tax

Tendring District Council  
Tax band E

Note: There is a service charge of £390 per annum for the upkeep of the gardens and communal areas.



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Approx. Gross Internal Floor Area 1362 sq. ft / 126.61 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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