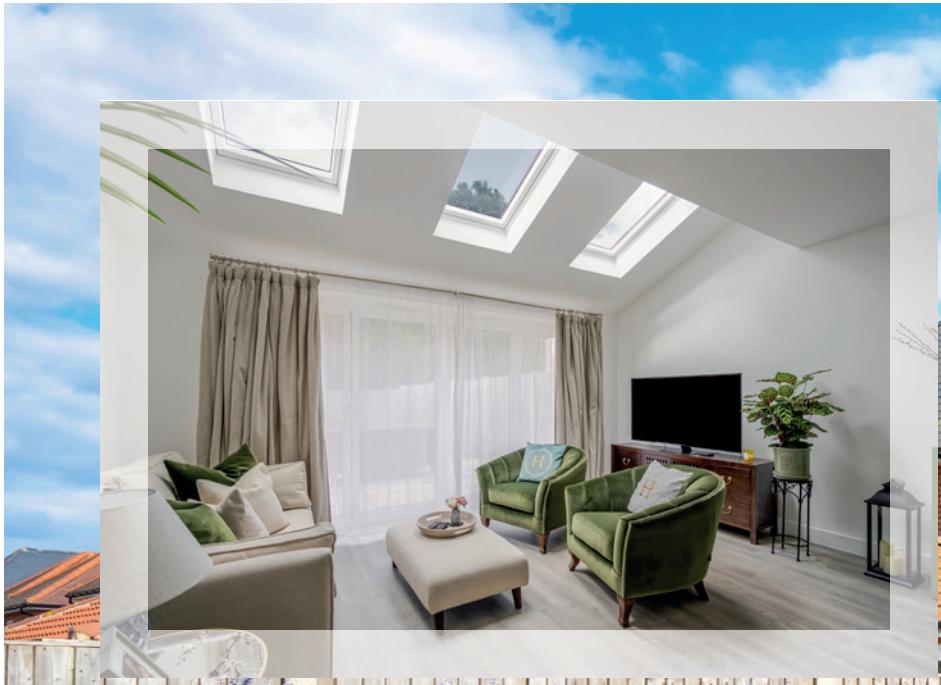




NP NICHOLAS
PERCIVAL

For Sale.

47 The Avenue, Lawford Green, CO11 2FR





A spacious, excellently presented semi-detached house on the popular Lawford Green development, constructed by Rose Builders in 2020. The property features a spacious open plan kitchen, dining and living area with three bedrooms to the first floor. Garage, driveway and enclosed rear garden.

**EPC B83 | Tendring District Council Tax Band D | Chain free
Mains water/sewage, gas and electric**

Upon entering the property there is a spacious hallway with stairs rising to the first floor, cloakroom and door to the living area. The kitchen is well appointed and fitted with a range of grey shaker style base and wall units with marble effect worktop and upstands. All appliances are NEFF and integrated including double oven, gas hob, extractor hood, fridge/freezer, dishwasher and washing machine.

The kitchen is neutrally decorated with a slate grey tiled floor and opens directly to the large open plan dining and living area. This space provides access to the garden through a bi-fold door, the storage cupboard beneath the stairs. The room can be split to accommodate both a dining and seating area.

The ground floor is decorated in white and is light and airy with LVT flooring.

To the first floor are three bedrooms, two to the rear and the master with en-suite to the front. The back two bedrooms are a double and generous single, both with grey carpet and white decoration. The family bathroom is a white suite with WC, hand basin and bath with shower attachment. The fittings are all modern with grey tiling.

The master bedroom is a spacious double with built in mirror fronted wardrobe and en-suite shower room.

The en-suite has white modern fittings with WC, grey drawer vanity basin unit and large walk-in shower

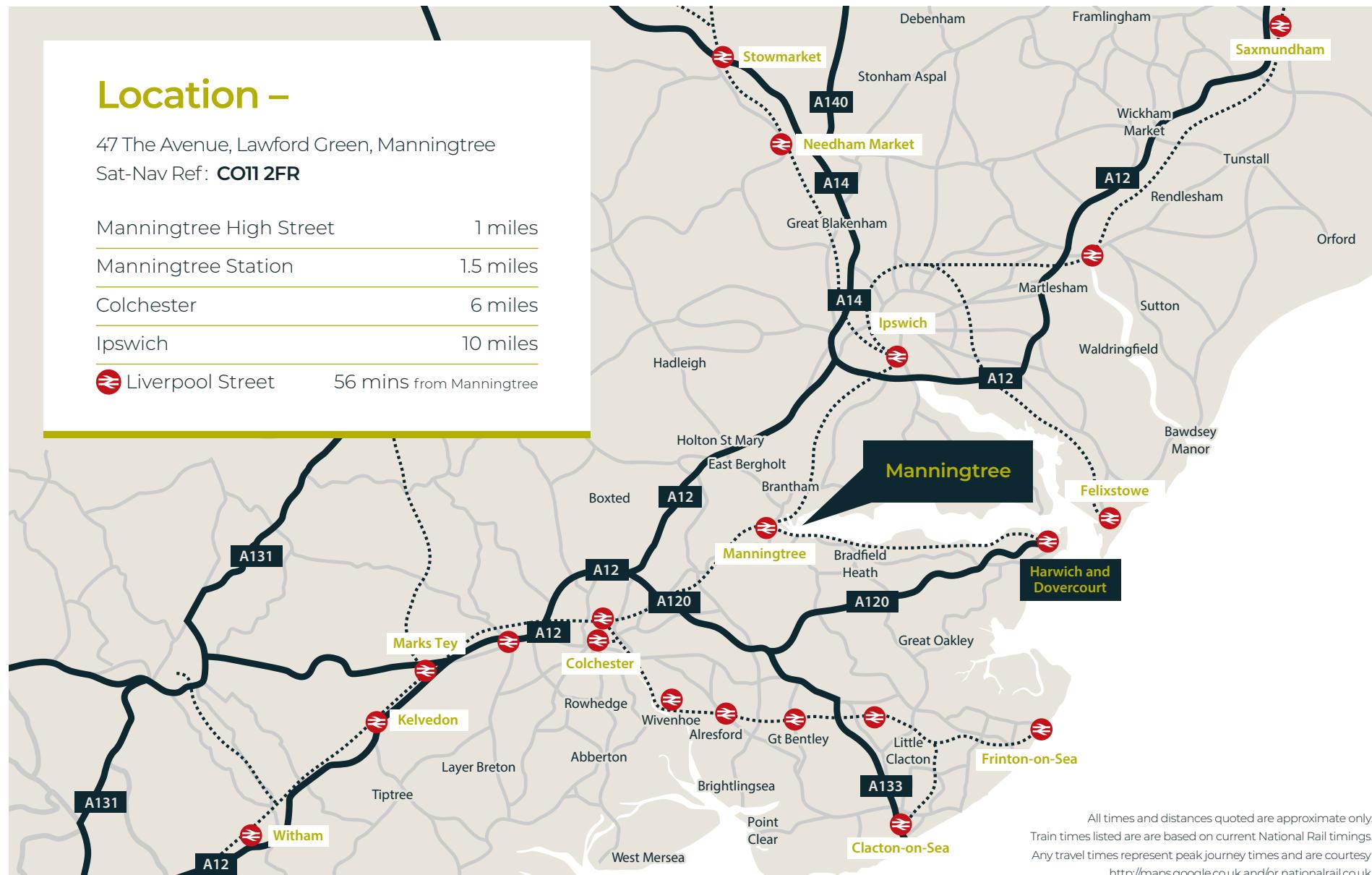
The property has a large driveway for up to three cars and single garage. The garden is mainly laid to lawn with a shrub border and patio area for entertaining. The garage has ample storage and a door to the side with up and over door at the front.

Broadband and Mobile coverage Max download speed Ultrafast 940Mbps & upload speed 940Mbps available. Mobile phone coverage likey with EE, Three and O2, Vodaphone limited. Source Ofcom.

Location –

47 The Avenue, Lawford Green, Manningtree
Sat-Nav Ref: CO11 2FR

Manningtree High Street	1 miles
Manningtree Station	1.5 miles
Colchester	6 miles
Ipswich	10 miles
 Liverpool Street	56 mins from Manningtree

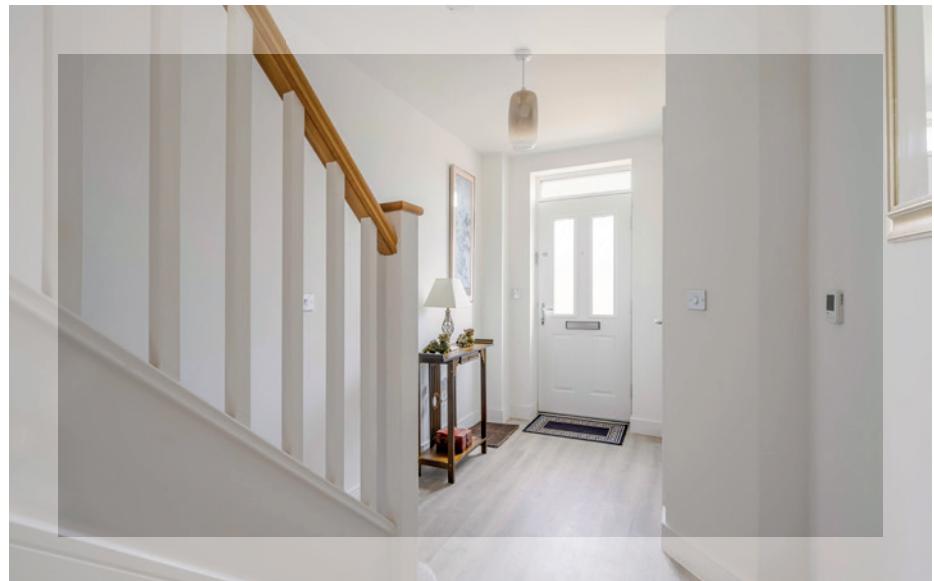


All times and distances quoted are approximate only.
Train times listed are based on current National Rail timings.
Any travel times represent peak journey times and are courtesy
<http://maps.google.co.uk> and/or nationalrail.co.uk

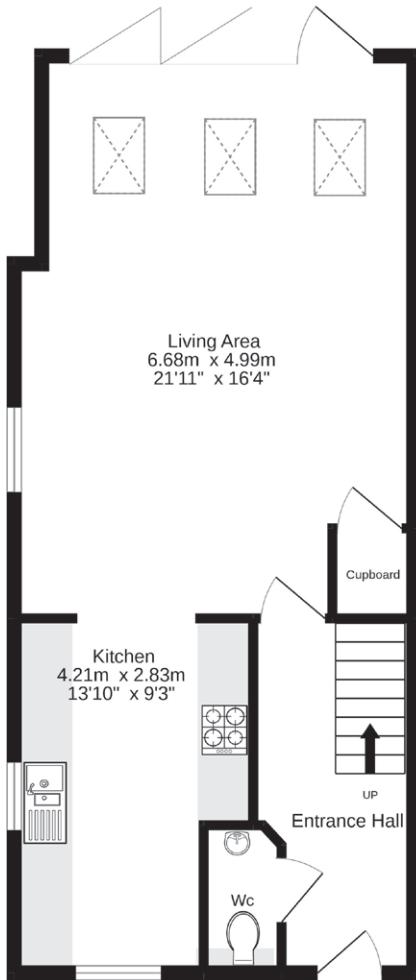


The property is located on The Avenue at the Lawford Green development within the small village of Lawford close to Manningtree. The development is excellently finished with landscaping and has a wonderful community feel. Lawford has a primary school and the local secondary school can be found in Manningtree. Manningtree offers a range of shops, cafes, pubs, eateries and a mainline rail station with services directly to London in one hour. Colchester is located six miles south of Lawford.



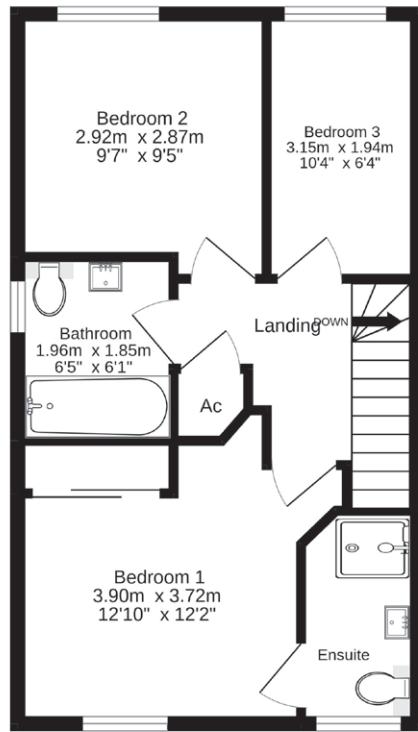






Ground Floor

Approx Floor Area: 547 SqFt (50.8 SqMt)



First Floor

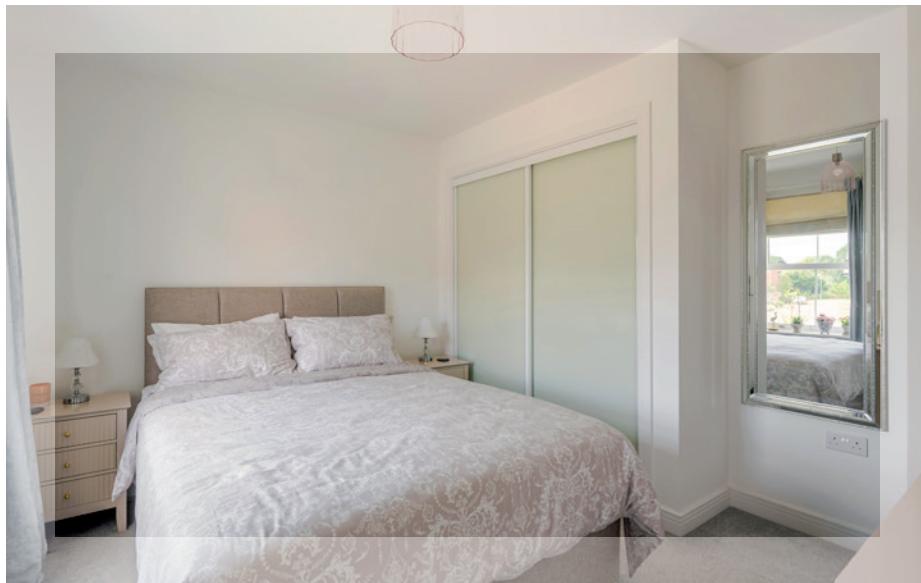
Approx Floor Area: 430 SqFt (39.9 SqMt)

Total Approximate Floor Area: 976 SqFt (90.7 SqMt)

Illustration for identification purposes only. Measurements are approximate and not to scale.



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Viewing is strictly by appointment with the Sole Selling Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.