

oakheart



£270,000

Offers In Excess Of  
Barker Close, Lawford



Welcome to this delightful 2-bedroom semi-detached house located in the sought-after area of Lawford, Manningtree. The ground floor features a welcoming lounge with stairs leading to the first floor, creating a cosy space for relaxation. Adjacent to the lounge, the spacious kitchen/diner offers ample room for appliances and is perfect for family meals and entertaining guests. Beyond the kitchen/diner, a bright conservatory overlooks the fully enclosed rear garden, providing a versatile space for dining, relaxation, or play.

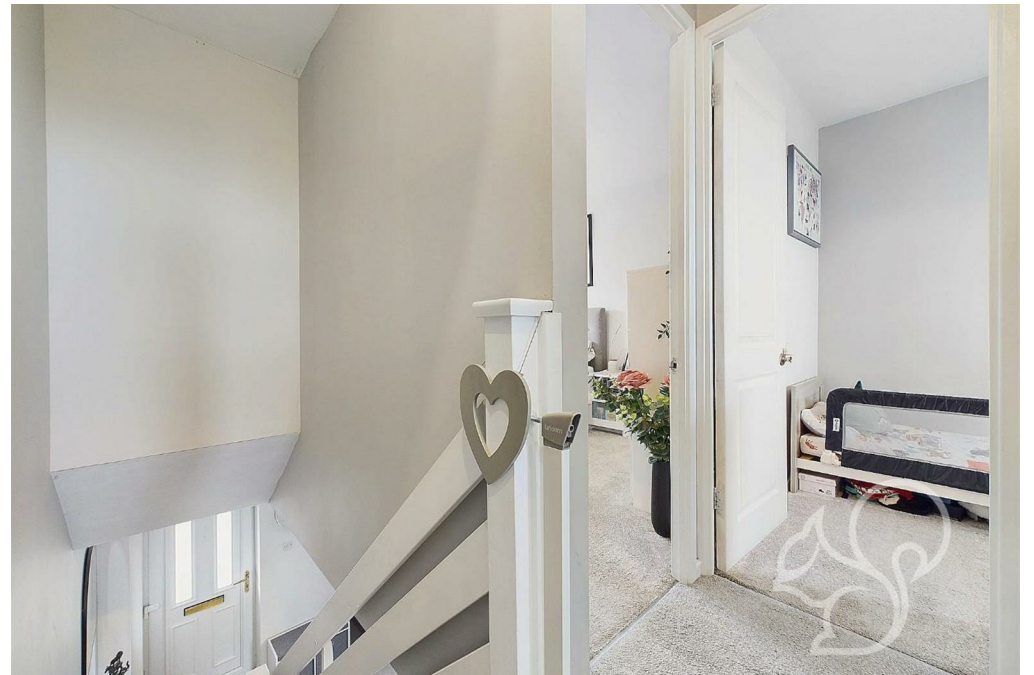
On the first floor, you'll find two generously sized double bedrooms, each offering plenty of space for furnishings and storage. The well-presented family bathroom, equipped with modern fixtures and fittings, completes the upper level.

Externally, the property boasts a fully enclosed rear garden, mainly laid to lawn, offering a private and safe outdoor space for children to play or for gardening enthusiasts. Ample parking is available to the side of the property via a driveway, ensuring convenience for multiple vehicles.

Situated in a friendly neighborhood close to local amenities, reputable schools, and excellent transport links, this charming and versatile house is perfect for couples, small families, or those looking to downsize. Don't miss the opportunity to make this lovely property your new home.





















Ground Floor



Floor 1

Approximate total area

54.94 m<sup>2</sup>

591.38 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360


Local Authority:  
Tendring

Tenure:  
Freehold

Council Tax Band:  
B



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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Oakheart Colchester

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