

oakheart



£350,000

Offers In Excess Of
Cavendish Drive, Lawford,
Manningtree

Nestled in the sought-after area of Lawford, Manningtree, this charming 3-bedroom semi-detached property presents an exciting opportunity for those looking to modernise a home to their taste.

Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious entrance hall. To the left, a generous lounge runs from the front to the back of the property, providing ample space for relaxation and entertaining. Adjacent to the

lounge is the kitchen, which offers a functional layout. From the kitchen, you can access a delightful sun room, perfect for enjoying morning coffee or as a play area for children, with a door leading directly into the garage.

Heading upstairs, the landing provides access to all three well-proportioned bedrooms, each offering a comfortable retreat. The first floor also features a family bathroom, which presents an opportunity for modernisation and personalisation.

The property boasts a fully enclosed rear garden, primarily laid to lawn, making it an excellent space for outdoor activities, gardening, or simply enjoying the fresh air. The garden offers a blank canvas for landscaping enthusiasts or families looking to create their own outdoor oasis. At the front of the property, a driveway provides off-road parking for multiple vehicles, ensuring convenience for residents and visitors alike.











Local Authority:
Tendring

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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