



Linden Close, Manningtree
£325,000

Manningtree

Nestled in a desirable residential area, this charming three-bedroom semi-detached bungalow presents a fantastic opportunity for first-time buyers, downsizers, and families alike. This home, well-maintained and presented in good condition throughout, is ready to welcome its new owners with open arms.

Step inside and be greeted by the welcoming entrance hallway that leads you into a world of comfort and ease. Each of the three generously sized bedrooms accommodates a double bed, ensuring a restful haven for all members of the household. The living room, with its inviting ambiance, is the perfect spot to unwind after a long day.

The heart of this home is undoubtedly the spacious kitchen dining room, which is situated at the rear of the property. It's an ideal space for whipping up delightful meals while entertaining guests or enjoying everyday family dinners.

The family bathroom is well-appointed, providing a functional and relaxing space for your daily routines.

Outside, the rear garden is a private, unoverlooked sanctuary, offering a peaceful retreat for outdoor activities or simply soaking up the sun. Additionally, the side garage and front driveway parking add practicality and convenience to this attractive package.





- THREE BEDROOM SEMI DETACHED BUNGALOW
- GARAGE AND DRIVEWAY PARKING
- KITCHEN DINING ROOM
- ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION
- VIEWING ADVISED
- HEATING SYSTEM UPDATED IN 2023



LOCATION:

Lawford is situated on the fringe of the Dedham Vale and just 1 mile south of Manningtree which is set on the River Stour on the edge of Constable Country on the Essex/Suffolk Borders. The town has a vibrant local community and provides useful local shops and services, there are also banks, a doctor's surgery, pharmacy, galleries, a theatre, restaurants and a delicatessen.

Recognised as England's smallest town it is formed from several exceptional period buildings and provides good local shopping facilities positioned mid way between Ipswich the county town of Suffolk and Colchester which is reputed to be the oldest Roman town in England. There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from the towns mainline railway station which is an approximate 10-minute walk from the bungalow.

Agents notes:

Tenure - Freehold

Council Tax - Band C

Services Connected - Mains Gas, Electric, Water & Drainage

Heating – Via Gas Boiler

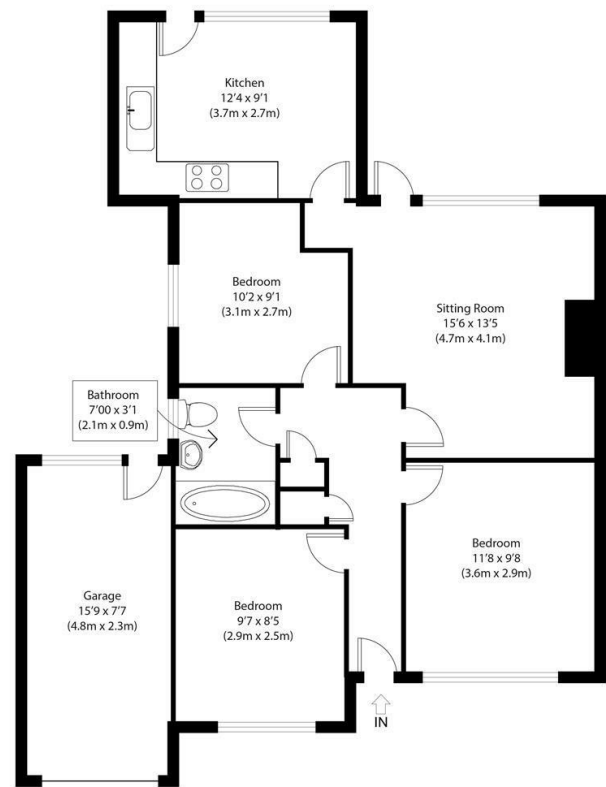
Telephone Coverage - EE - 83% / o2 - 80% /

Three - 81% / Vodafone - 83%

Broadband - Ultrafast broadband is available



Floor Plan



Area Map



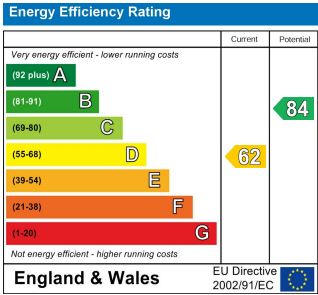
Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold