



Cedar Crescent, Lawford Manningtree CO11 2BS

welcome to
Cedar Crescent, Lawford
Manningtree

- Detached house
- Three bedrooms
- Detached garage and driveway
- Good size garden
- Close proximity to Manningtree High School, Lawford Doctor Surgery and Local Primary Schools

Tenure: Freehold EPC Rating: D

guide price
£325,000

****GUIDE PRICE ** £325,000-£350,000****

Located on a cul-de-sac within a short walk of Manningtree High School is this THREE BEDROOM detached family home. The property is also within CLOSE PROXIMITY OF MANNINGTREE STATION with direct links to London and also town centre.



Entrance Porch

Entrance Hall

Lounge

14' 6" into bay x 13' 6" (4.42m into bay x 4.11m)

Dining Room

12' x 12' (3.66m x 3.66m)

Kitchen

7' 5" x 8' 5" (2.26m x 2.57m)

Landing

Bedroom One

12' 6" x 12' (3.81m x 3.66m)

Bedroom Two

12' 6" x 11' 1" (3.81m x 3.38m)

Bedroom Three

7' x 6' 6" (2.13m x 1.98m)

Shower Room

5' 5" x 6' 9" (1.65m x 2.06m)

Cloakroom

Garage

25' 3" x 11' 1" (7.70m x 3.38m)

Outside

view this property online williamhbrown.co.uk/Property/HAW109454



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

HAW109454 - 0003

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