



Lawford, Manningtree

A well presented 2 bedroom home situated in Lawford just a short stroll away from the picturesque waterside town of Manningtree.

Guide price £270,000

Barker Close

Lawford, Manningtree, CO11



- 2 Bedrooms
- Contemporary finish
- Kitchen/dining room
- Off street parking
- 2 reception rooms
- Sunny garden

The Property

The living room, situated at the front of the house, offers a cosy and inviting space with a generous bay window illuminating the room with natural light.

Behind, the kitchen/dining room offers ample space to dine. The kitchen is both practical and stylish, equipped with ample worktop space, modern appliances, and plenty of storage space.

Adjoining is a garden room which, although currently being used to house utilities, could also be used as a second reception room creating fantastic entertaining space in this 2 bedroom home.

Upstairs, the home continues to impress with two generously sized bedrooms, each offering ample space and natural light.

The principal bedroom is particularly spacious, complete with walk-in wardrobe. The contemporary bathroom is also located on the first floor and has a bath, low level WC and basin.

The Outside

A private sunny garden featuring a generous lawn space and a patio area to the rear. There's a decked area close to the house for dining outdoors and hosting gatherings as well as a shed providing outside storage space.

The Area

Lawford is a small village in the Tendring district of northeast Essex. The area is stunning with ample countryside to explore, surrounded by a plethora of other beautiful villages and towns containing an abundance of independent eateries, bars and boutique shops. The closely located small town of Manningtree is within walking distance and enviably positioned next to the river Stour. Also within striking distance is Dedham, a picturesque village located within an area of outstanding natural beauty.

The mainline railway is a stones throw away with direct access to London Liverpool Street within the hour.

Further Information

Tenure - Freehold

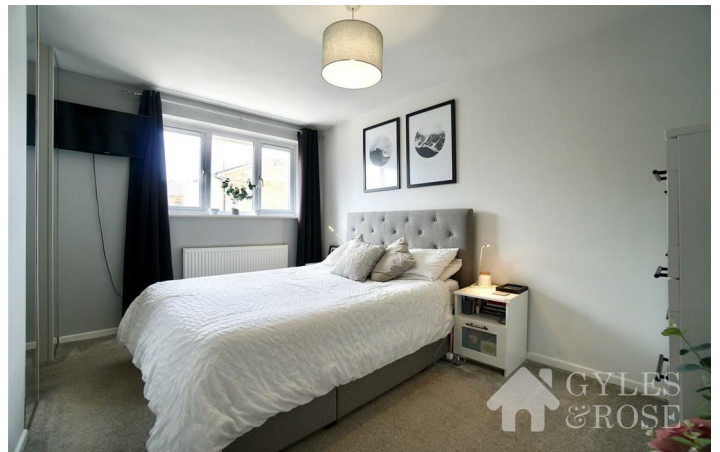
Council - Tendring

Band - B

Property Construction - Brick

Gas, Water, Electricity, Sewage Mains

Sellers position - need to find an onward purchase



Floor Plan

GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.

1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
England & Wales		EU Directive 2002/91/EC		England & Wales	
		EU Directive 2002/91/EC			