



Long Road, Lawford
GUIDE PRICE £400,000 - £425,000

Property Overview

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A spacious and extended four-bedroom semi-detached home, positioned along one of Lawford's most popular roads, Long Road. Requiring modernisation throughout, the property presents an excellent opportunity to create a fantastic family home, occupying a desirable south-facing plot with a generous rear garden and ample off-road parking.

The accommodation includes a well-proportioned, extended living/dining room featuring a fireplace, creating a generous and versatile main reception space ideal for both everyday living and entertaining. The kitchen is of a good size and is complemented by a separate utility area and a convenient ground floor shower room. A converted garage provides further flexibility and could serve as a fifth bedroom, home office, or additional reception room.

Upstairs, there are four bedrooms along with a family bathroom, offering plenty of space for families.

Externally, the property benefits from a generous south-facing rear garden, predominantly laid to lawn and ideal for outdoor enjoyment. To the front, a large driveway provides off-road parking for multiple vehicles with ease.

A superb opportunity in a highly regarded location, offering great potential to modernise and add value.





- FOUR BEDROOM EXTENDED SEMI DETACHED HOME
- IN NEED OF MODERNISATION
- GROUND FLOOR SHOWER ROOM, FIRST FLOOR BATHROOM
- LIVING DINING ROOM
- DRIVEWAY PARKING
- GENEROUS SOUTH FACING REAR GARDEN
- GARAGE CONVERSION - ALLOWING FOR DOWNSTAIRS BEDROOM OR FURTHER RECEPTION ROOM
- GUIDE PRICE £400,000 - £425,000

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 15 minute walk from the house.

AGENTS NOTES:

Heating - Radiators via Gas boiler
Services Connected - Mains
Electric/Gas/Water/Drainage
Council Tax Band - C
Tenure - Freehold
Mobile Availability - EE - 82%, Three - 68%,
Vodafone - 67%, O2 - 65%
Broadband Availability - Ultrafast is Available



Floor Plan



Approximate Gross Internal Area
1470 sq ft (137 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.phototeahousegroup.co.uk



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.

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Area Map



Energy Efficiency Graph

