



Colchester Road, Lawford
£250,000

Property Overview

A charming end-terrace Victorian home, ideally positioned within easy reach of Manningtree town centre and its excellent range of local amenities. The property is just a six-minute walk from Manningtree High Street and approximately 20 minutes on foot from Manningtree mainline railway station, making it a convenient choice for commuters, first-time buyers, downsizers and investment purchasers alike.

The accommodation offers a well-balanced layout with a welcoming sitting room featuring an attractive fireplace, a separate dining room and a kitchen positioned to the rear of the property. To the first floor are two double bedrooms and a family bathroom.

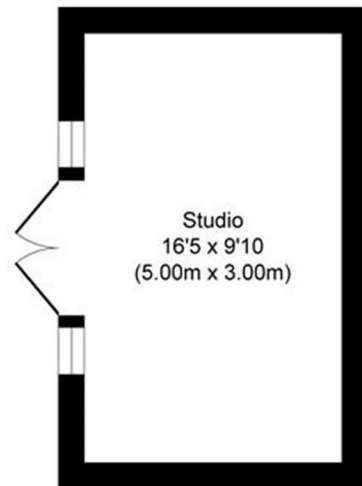
Outside, the enclosed rear garden provides a private outdoor space, complemented by a useful brick-built outside WC and a detached garden studio. This versatile outbuilding offers excellent potential for use as a home office, gym, hobby room or games room, depending on individual requirements.

Offered for sale with no onward chain, the property represents an excellent opportunity to acquire a character home in a highly convenient location. For investment buyers, the property offers an attractive potential yield of approximately 6.2%.

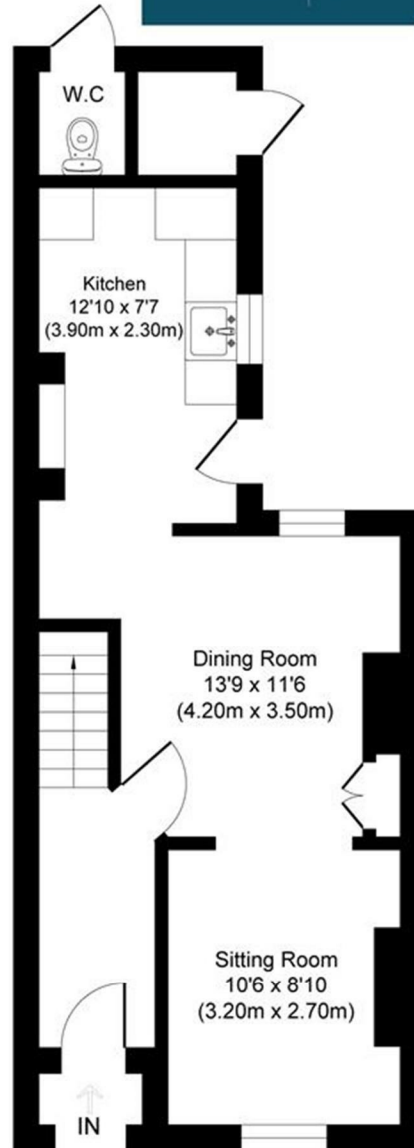


Approximate Gross Internal Area
Main House 976 sq ft (90.6 sq m)
(Including Outbuilding)

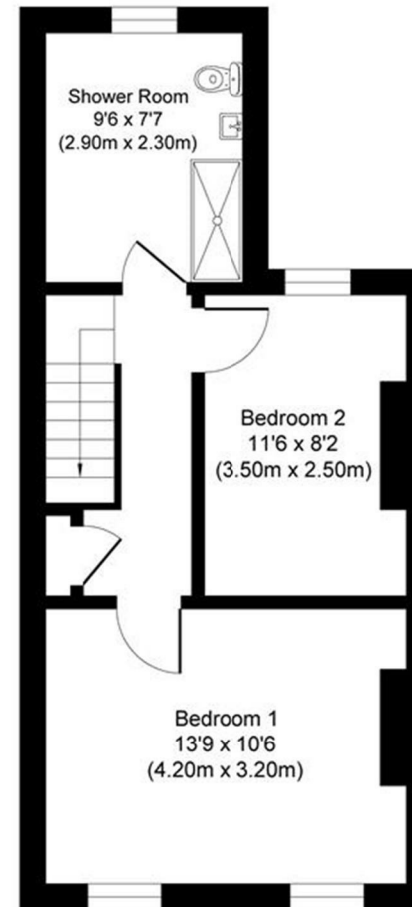
Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Outbuilding



Ground Floor



First Floor

Property Setting:

Lawford is a highly regarded village adjoining the historic market town of Manningtree, set on the Essex/Suffolk borders and close to the scenic River Stour. The area offers an appealing balance of village living, local convenience and excellent connectivity, making it a popular choice for families, professionals and those seeking a well-served yet relaxed setting.

Within Lawford and nearby Manningtree there is a good range of everyday amenities, including local shops, a Co-op supermarket, cafés, public houses, doctors' surgery and additional services within the town centre. The area is also well served for schooling, with local primary schooling available in Lawford and further educational options in Manningtree and the surrounding villages.

Manningtree's attractive waterfront is one of the area's key features, offering riverside walks, open views across the Stour Estuary and access to the neighbouring villages of Mistley and Dedham Vale, an Area of Outstanding Natural Beauty renowned for its countryside, heritage and Constable connections.

For commuters, Manningtree mainline railway station provides direct services to London Liverpool Street, as well as convenient links towards Colchester, Ipswich and Norwich. The A12 is also within easy reach, providing road access to the wider region.

Larger shopping, leisure and commercial facilities can be found in Colchester and Ipswich, both of which offer extensive retail centres, restaurants, cinemas, leisure facilities, private and state schooling, hospitals and wider employment opportunities.

Overall, Lawford and Manningtree provide a superb lifestyle location, combining local amenities, strong transport links, respected schooling and beautiful riverside and countryside surroundings.



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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Important Information:

- Tenure - Freehold
- Council Tax - Band B
- Services Connected - Mains
- Gas/Electric/Water/Drainage
- Heating - Gas boiler via radiators
- Telephone - All networks offer good coverage
- Broadband - Superfast broadband is available
- * Walking distances have been taken from Google
- * Internal images have been digitally staged to give a better visual of the space available

