



Waldegrave Way, Lawford
£325,000

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Nestled within the heart of Lawford, this three-bedroom semi-detached family home presents an exciting opportunity for buyers looking to modernise and create a home tailored to their own tastes and requirements. Offering well-proportioned accommodation throughout, the property provides excellent potential to add value and make it your own.

Upon entering, you are welcomed by an entrance hall leading through to a cosy sitting room featuring a gas fireplace. The kitchen/dining room forms the heart of the home and includes a central island, providing plenty of space for family meals and entertaining. A practical utility area and ground floor cloakroom add to the property's functionality, while the conservatory, accessed from the kitchen, offers an additional reception space overlooking the rear garden.

The first floor comprises three bedrooms and a family bathroom, providing well-balanced accommodation suited to family living.

Outside, the enclosed rear garden enjoys a good degree of privacy and features two greenhouses and a garden shed, making it ideal for gardening enthusiasts. To the front, there is a garden, driveway parking, and a garage.





- THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR LAWFORD LOCATION
- KITCHEN DINING ROOM
- CLOAKROOM
- CONSERVATORY
- GARAGE & DRIVEWAY PARKING
- REQUIRES MODERNISATION
- NO ONWARD CHAIN

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.

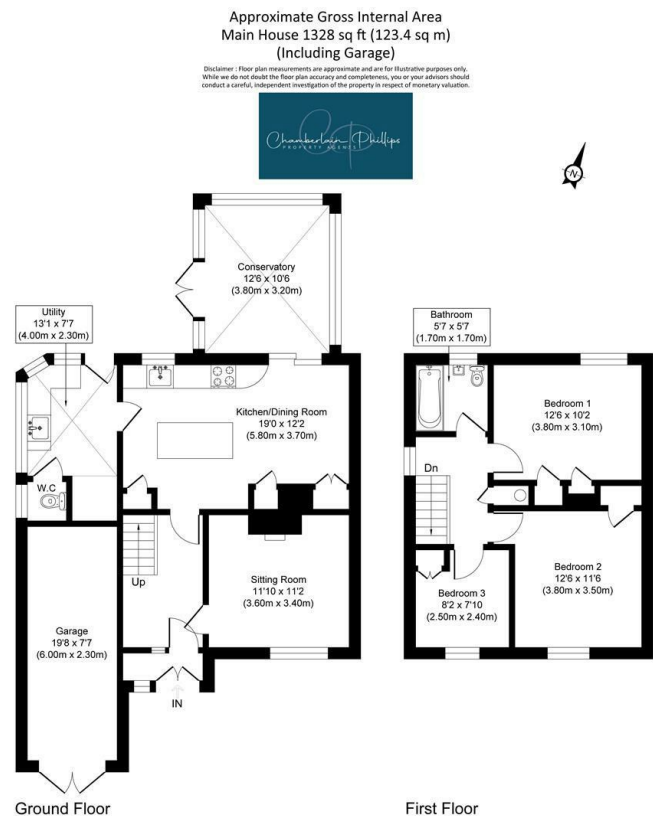
There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from the towns mainline railway station which is an approximate 15 minute walk from the house.

AGENTS NOTES:

Heating - Gas Via radiators
 Services Connected - Mains
 Electric/Gas/Water/Drainage
 Council Tax Band - C
 Tenure - Freehold
 Mobile Coverage Indoor: All networks are available
 Broadband: Ultrafast broadband is available at this address



Floor Plan



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.

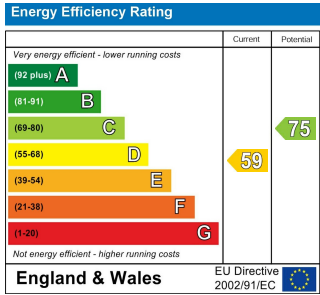
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Area Map



Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold