

Keating Close, Lawford

Guide Price £190,000

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- OPEN-PLAN KITCHEN AND LIVING AREA
- RECENTLY RENOVATED THROUGHOUT
- ALLOCATED PARKING
- EASY ACCESS TO MAINLINE TRAIN STATION
- ENCLOSED GARDEN WITH SEATING AREA
- GROUND FLOOR CLOAKROOM
- BEDROOM WITH WALK-IN WARDROBE

Freshly renovated and ready to enjoy, this charming one-bedroom quarter house combines bright interiors with a private enclosed garden and allocated off-road parking. Situated in the popular Lawford Dale area, it offers an appealing opportunity for first-time buyers and investors alike.

The ground floor features an open-plan kitchen and living area, creating a welcoming space for everyday living and entertaining. French doors bring natural light into the living area, enhancing the bright and airy feel. A cloakroom with WC and washbasin adds convenience, while an understairs cupboard provides useful storage.

Upstairs, the bedroom benefits from a walk-in wardrobe, while a recently fitted bathroom completes the accommodation.

Outside, the enclosed garden features a seating area, providing an inviting spot to relax or dine outdoors. An allocated off-road parking space adds to the practicality of this thoughtfully arranged home.





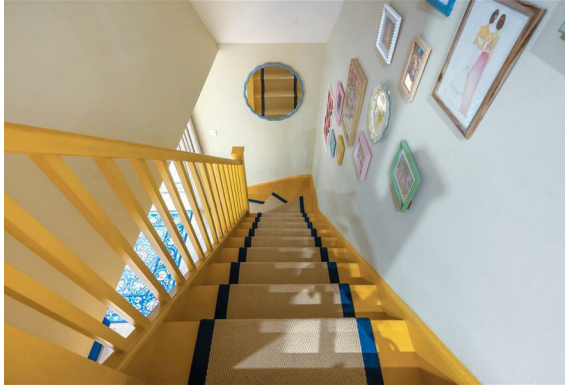




















Agents notes:
Tenure - Freehold
Council Tax - Band A
Services - Mains Electric/Water/Drainage
Heating - Electric radiators

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.

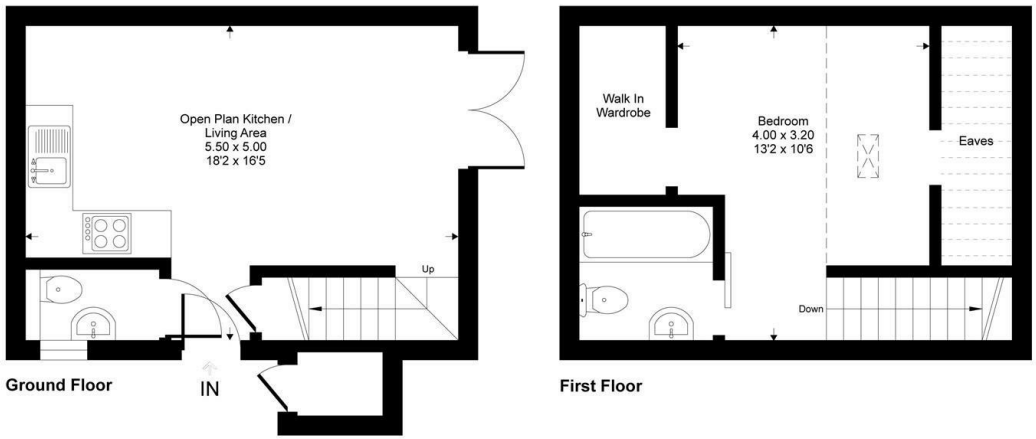
The town has a vibrant local community and provides useful local shops and services, there are also banks, a doctor's surgery, pharmacy, galleries, a theatre, restaurants and a delicatessen. Recognised as England's smallest town it is formed from several exceptional period buildings and provides good 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 10 minute walk from the house.

Floor Plan

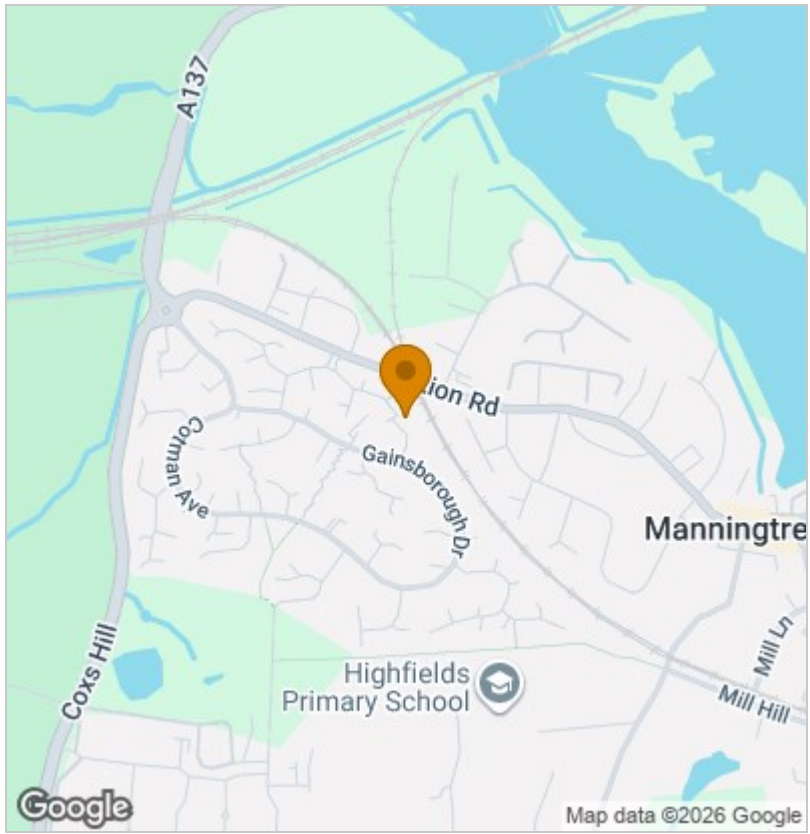
= Reduced headroom

Approximate Gross Internal Area = 37.9 sq m / 408 sq ft
(excludes restricted head height)

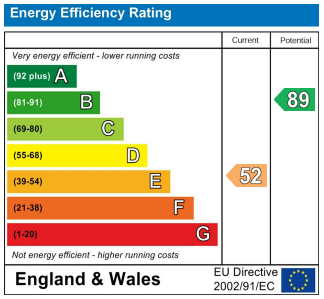


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Area Map



Energy Efficiency Graph



Council Tax Band - A

Tenure - Freehold

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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