



Nash Close, Lawford
£200,000

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This charming one-bedroom house presents an excellent opportunity for first-time buyers or investors alike. Tucked away in a peaceful residential setting, the property offers well-balanced living space, thoughtful design, and practical features throughout.

Step inside via the entrance porch into a cosy and inviting living room, which leads through to a well-appointed kitchen — perfect for everyday cooking and entertaining.

Upstairs, the home offers a generous double bedroom, a modern bathroom, and a landing area with built-in storage, providing both comfort and convenience.

Outside, the enclosed rear garden offers a private, low-maintenance space to enjoy and also features a large outbuilding — ideal for storage or easily adaptable to suit a variety of needs such as a home office, gym, or hobby space. The outbuilding benefits from double doors to the side and a gate in the fence providing direct road access, offering excellent flexibility and potential. Two allocated parking spaces complete the package, providing added practicality for both residents and guests.





- ONE BEDROOM HOME
- GAS CENTRAL HEATING
- GARDEN WITH OUTBUILDING
- TWO ALLOCATED PARKING SPACES
- VIEWING ADVISED
- CLOSE TO MANNINGTREE STATION

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.

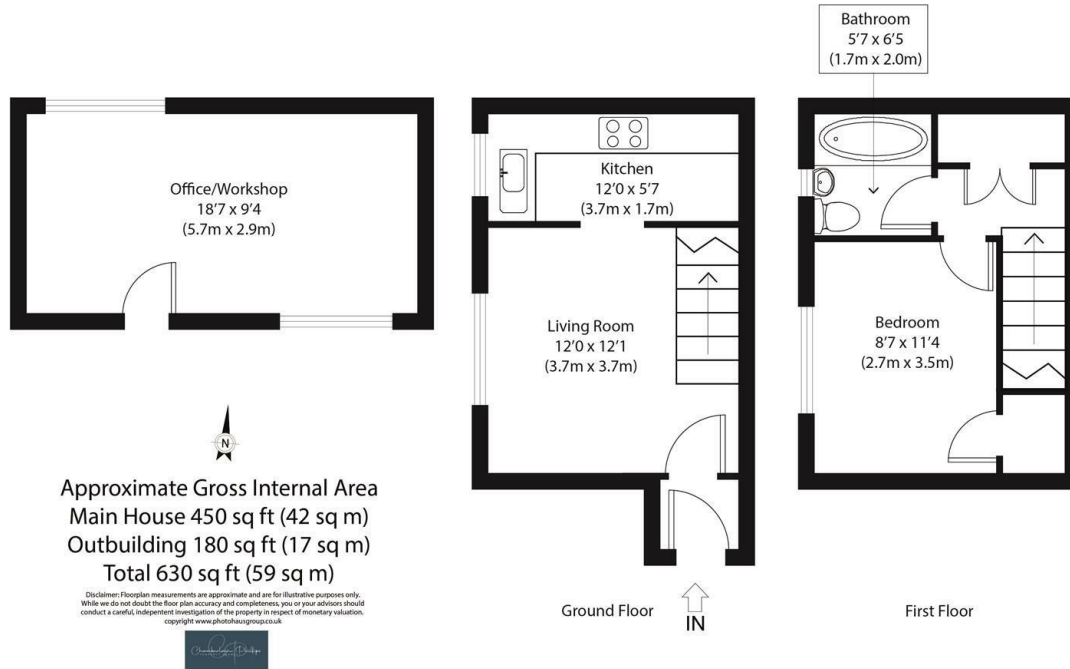
There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from the towns mainline railway station which is an approximate five minute walk from the house.

Agents notes:

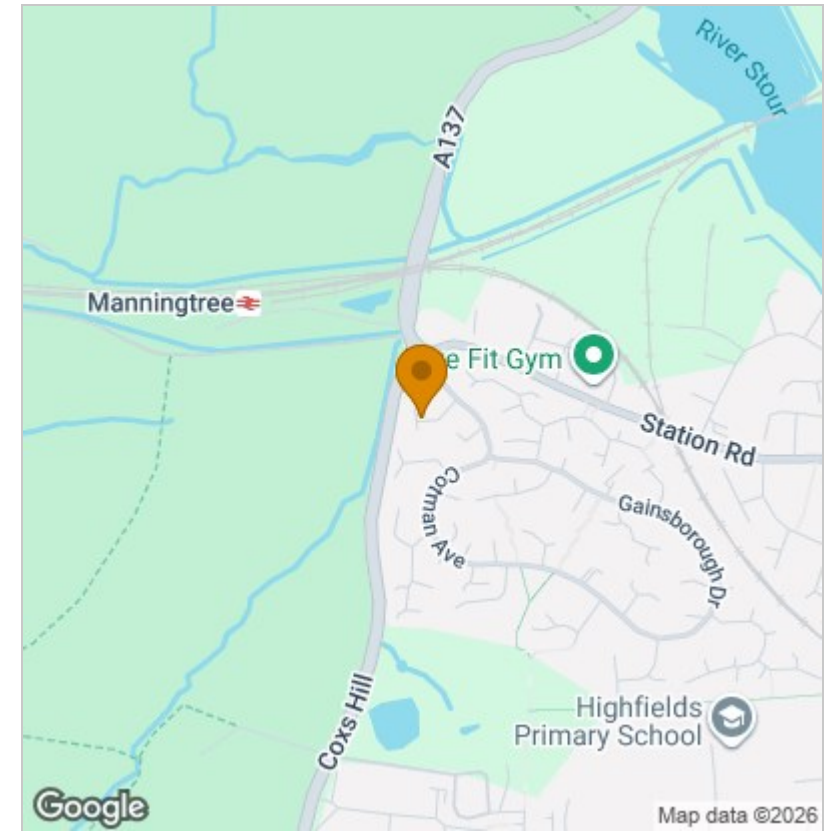
Tenure - Freehold
Council Tax - Band A
Services - Mains
Gas/Electric/Water/Drainage
Heating - Gas heating via radiators
Mobile Availability - All Networks are Available
Broadband Availability - Ultrafast is available



Floor Plan



Area Map



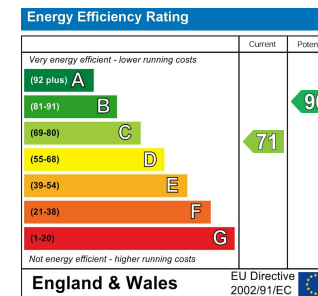
Viewing

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.

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Energy Efficiency Graph



Council Tax Band - A

Tenure - Freehold