

Chamberlain Phillips
PROPERTY AGENTS

Queensway, Lawford
£190,000

Queensway, Lawford

Offering considerably more outside space than you might expect from a maisonette, this two-bedroom first floor home enjoys a generous private rear garden, extensive driveway parking and a useful powered workshop. The location is equally appealing, with Manningtree town centre and mainline railway station both within walking distance.

The property benefits from its own private ground-floor entrance, with stairs rising to the first-floor accommodation.

A bright dual-aspect living room provides the main reception space, while the separate kitchen overlooks the rear garden and is fitted with a range of units, work surfaces and space for freestanding appliances.

There are two well-proportioned bedrooms, including a generous main double bedroom. The second bedroom offers flexibility for use as a bedroom, home office or dressing room. A bathroom with a three-piece suite and shower over the bath completes the accommodation.

Outside is where the property really stands apart. The generous private rear garden incorporates both lawn and patio areas, providing plenty of space for outdoor seating, entertaining and gardening.

Within the garden is a detached workshop with electricity and water connected inside and out, providing valuable additional space for storage, hobbies or working from home.

A substantial private driveway provides excellent off-road parking and extends through gated access towards the rear garden.

With its combination of private garden, extensive parking, additional workspace and convenient position close to Manningtree's town centre and station, this is a maisonette offering many of the practical benefits more commonly associated with a house.





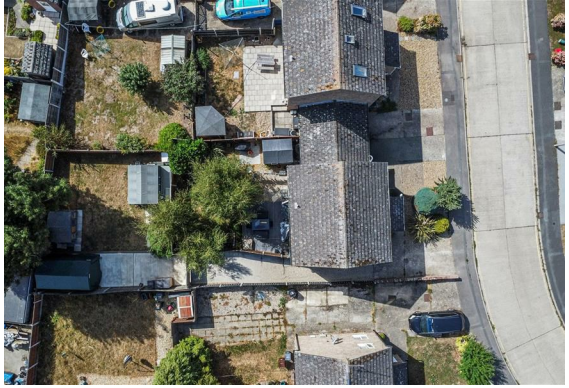




















- PRIVATE GARDEN
- WORKSHOP WITH POWER
- DRIVEWAY
- FIRST FLOOR MAISONETTE
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- TWO BEDROOM
- VIEWING HIGHLY RECOMMENDED

LOCATION:

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.

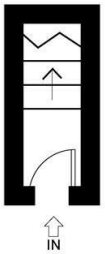
There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from the towns mainline railway station which is an approximate 15 minute walk from the house.

AGENTS NOTES:
Heating - Gas Via radiators
Services Connected - Mains Electric/Gas/Water/Drainage
Council Tax Band - B
Tenure - Leasehold
Lease - 142 years remaining - expires 30th April 2168
Building insurance charge £401.98
No service charge.
Mobile Coverage Indoor: All networks are available
Broadband: Ultrafast broadband is available at this address

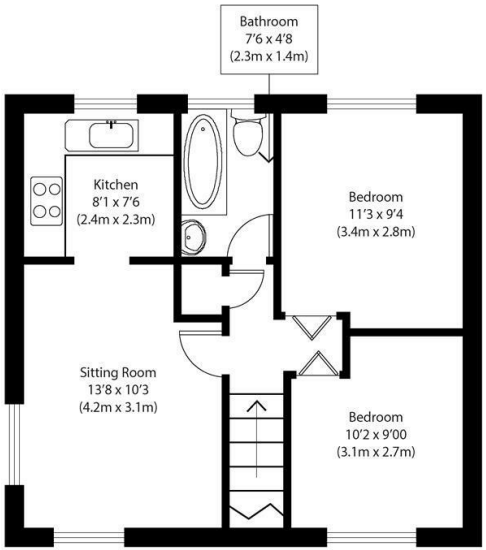
Floor Plan

Approximate Gross Internal Area
515 sq ft (48 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.
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Ground Floor

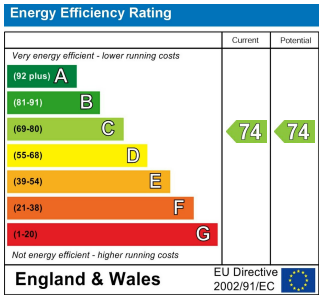


First Floor

Area Map



Energy Efficiency Graph



Council Tax Band - B

Tenure - Leasehold

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.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk