Fenn Wright
THE HOME OF PROPERTY



# 185 Colchester Road, Lawford, Manningtree, Essex, CO11

## Guide Price: £270,000 to £280,000 Subject to Contract - To be advised

A spacious three bedroom semi-detached home with generous living accommodation, large private rear garden and excellent potential for families, first time buyers or investors. Conveniently positioned on Colchester Road within the Manningtree High School catchment area, offering easy access to Manningtree town centre, local amenities and mainline railway links to London.

- Three bedroom semi-detached home
- Spacious sitting room
- Separate dining room overlooking the garden
- Fitted kitchen
- Large private rear garden
- Family bathroom

manningtree@fennwright.co.uk 01206 397222











Entrance hall with stairs to the first floor and access to the main reception rooms. The sitting room enjoys a front aspect with excellent natural light, while the separate dining room overlooks the rear garden and provides ample entertaining space. The modern fitted kitchen offers a range of units, work surfaces and appliance space with direct access to the garden.

The first floor landing gives access to three bedrooms and the family bathroom. The principal and second bedrooms are both generous doubles, with the third bedroom ideal as a child's room, nursery or home office. The bathroom is fitted with a white suite comprising bath with shower over, WC and a wash hand basin.

## Outside

The property benefits from a front lawned garden with driveway providing off road parking.

There is side access leading to the generous rear garden which is mainly laid to lawn with mature borders and excellent space for families and outdoor entertaining.

## Important information

Council Tax Band - C
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Tenure - Freehold
EPC rating - D
Ref - MAN260093/MC

## Agents note

This property has been awarded Possessory Title only and has historically been underpinned due to subsidence. While Fenn Wright holds a certificate of Structural Adequacy, we recommend investigating both concerns with your lender as this may limit your ability to raise finance against the property.

## Directions

Please use the postcode CO11 2BU for SatNav.



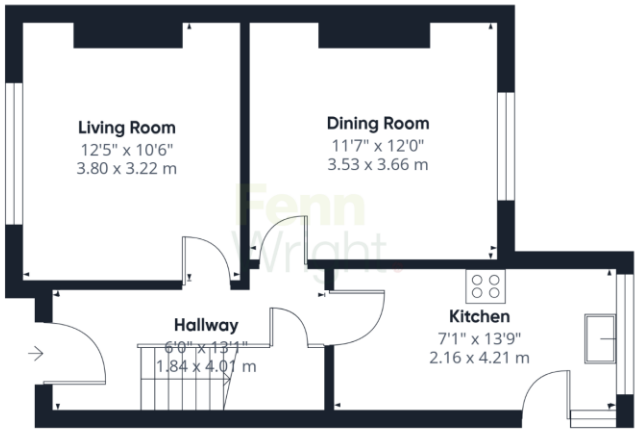




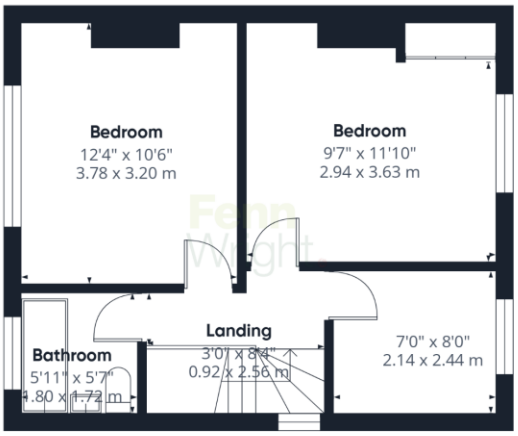


**Consumer Protection Regulations 2008**
Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

# 185 Colchester Road
# Lawford
# Manningtree, CO11 2BU




Floor 0




Floor 1

Approximate total area(1)

821 ft²

76.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360


2 Station Road, Manningtree, CO11 1AA
01206 397222
manningtree@fennwright.co.uk
fennwright.co.uk



**Consumer Protection Regulations 2008**
Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458.

Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.