Fenn Wright

THE HOME OF PROPERTY



28 Harwich Road, Ardleigh, Colchester, Essex, CO7 7LS

Asking Price: £325,000 Subject to Contract Freehold

Offering enormous potential this three bedroom semi-detached house which is set on the border of Lawford and Ardleigh being offered chain free. The property is in need of renovation throughout and would be an excellent opportunity for someone looking for a project.

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Downstairs Bathroom
- Generous Gardens
- Off Road Parking
- No Onward Chain

manningtree@fennwright.co.uk **01206 397222**





A rare opportunity to acquire a property with such potential in a semi-rural smallholding setting. This property offers the chance to create a wonderful home tailored to individual requirements and taste.

The property is currently entered through the rear door which gives access to a small lobby area which has doors leading to the bathroom and kitchen as well as a storage cupboard.

There is a living room to the front of the property with windows to the front and side aspects, two radiators, stairs to the first floor.

The dining room has a window to the front aspect and a radiator.

Set at the back of the property, the kitchen has a window to the rear aspect, matching base and wall mounted units, work surfaces with inset sink, tiled splashback, radiator, and space for appliances.

The bathroom has a window to the rear, low level WC, wash basin, panel enclosed bath, part tiled walls and a radiator.

Heading upstairs, the landing has a window to the side aspect, airing cupboard and doors to all bedrooms.

Bedroom one has a window to the side aspect, radiator and built in storage cupboard.

Bedroom two has a window to the front aspect and a radiator.

Bedroom three has a window to the rear aspect and a radiator.

Externally

The front of the property is laid to lawn with some mature tree borders, there is a driveway providing access to the side of the property and off road parking.

The side and rear gardens are laid to lawn with some mature shrub borders.





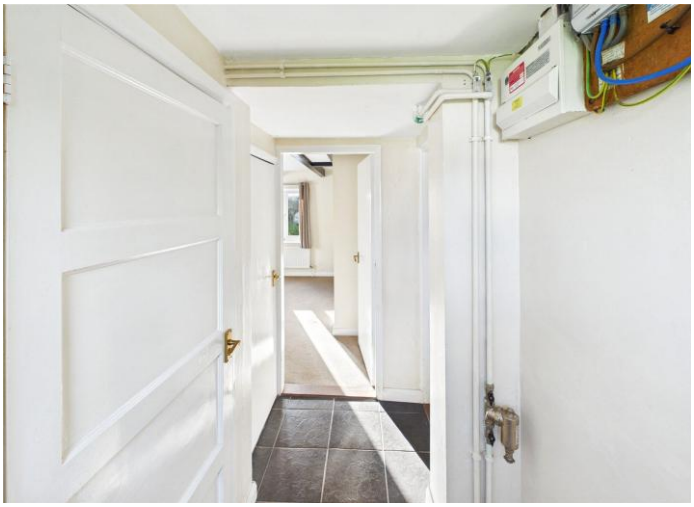


















Location
The property is situated between Lawford and Ardleigh being a short drive from Manningtree railway station with direct links to London Liverpool Street and Ipswich. The charming town of Manningtree offers a wide array of shopping facilities including a Co-Op and Tesco Express convenience stores, public houses, restaurants, banks, library and River Stour.

Important information
We understand that the property has Oil fired central heating, mains water and electric connected.
The services have not and will not be tested.
EPC - TBC
Council Tax Band - C
Tenure - Freehold
Our Ref - FW260241KP

Directions
Please follow postcode CO7 7LS on your SatNav or Smart Device.





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.

28 Harwich Road
Ardleigh
Colchester, CO7 7LS







Approximate total area(1)
740 ft²
68.8 m²

Reduced headroom
27 ft²
2.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360

FennWright

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.

OnTheMarket
rightmove
RICS
The Property Ombudsman