



Milton Road, Lawford
£335,000

Lawford

Nestled in a charming Lawford neighbourhood, this inviting three-bedroom semi-detached house emerges as an enticing prospect for first-time buyers, families, downsizers, and savvy investors alike. Boasting a desirable extension, this residence ensures that space and comfort are effortlessly blended.

Upon entering, you're greeted by a practical ground-floor cloakroom, which serves as a convenient addition for busy family life. The sitting room, with its warm ambience, invites you to relax, while the adjoining kitchen is equipped to cater to all your culinary needs. A separate dining room presents the perfect backdrop for family meals and social gatherings, with a utility room adding to the home's functional appeal.

Upstairs, three well-proportioned bedrooms await, each offering a serene retreat at the day's end. The family bathroom stands ready to accommodate the morning rush or evening unwind.

Outside, the 80ft west-facing rear garden presents a sun-drenched canvas for outdoor enthusiasts to shape as they see fit, be it a lush garden, children's play area, or an entertainer's paradise. The generous driveway ensures ample parking for multiple vehicles, adding yet another layer of convenience to this delightful home.

Situated within easy reach of local amenities, schools, transport links, and the picturesque waterfront, this property is more than a house – it's a gateway to a lifestyle of comfort, accessibility, and potential.

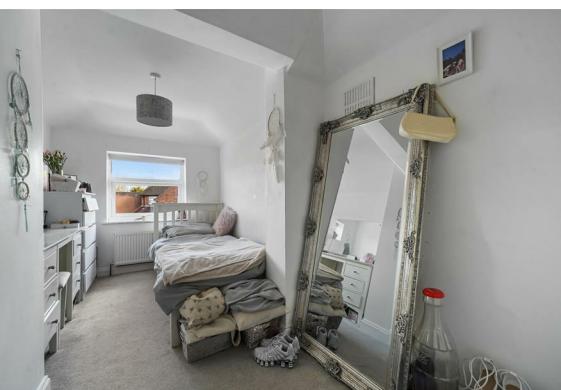




- EXTENDED SEMI-DETACHED HOME
- THREE BEDROOMS
- POPULAR ROAD LOCATION
- EASY ACCESS TO MAINLINE STATION, TOWN AND WATERFRONT
- 80 FT WEST FACING REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING

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.



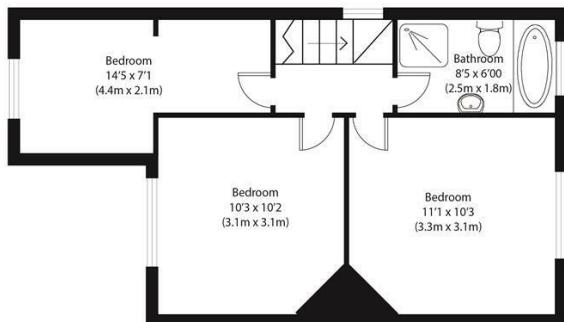
The town has a vibrant local community and provides useful local shops and services, there are also banks, a doctor's surgery, pharmacy, galleries, a theatre, restaurants and a delicatessen. Recognised as England's smallest town it is formed from several exceptional period buildings and provides good 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 15 minute walk from the house.

AGENTS NOTES:

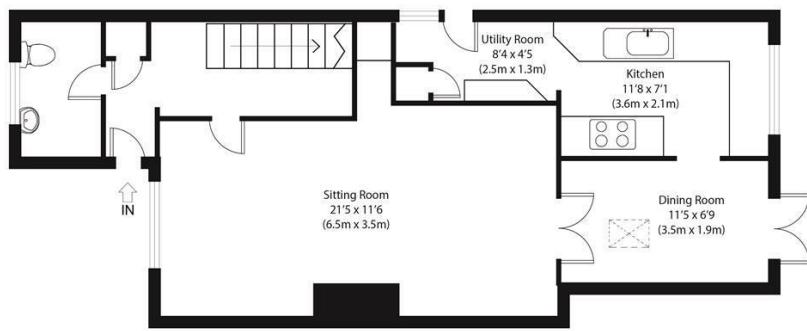
Heating - Gas Via radiators
Services Connected - Mains
Electric/Gas/Water/Drainage
Council Tax Band - C
Tenure - Freehold
Mobile Coverage Indoor: O2, Three & EE are Likely/Vodafone is Unavailable
Broadband: Ultrafast broadband is available at this address

Floor Plan



Approximate Gross Internal Area
1005 sq ft (93 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 advisers should conduct a careful, independent investigation of the property in respect of monetary valuation.



Ground Floor

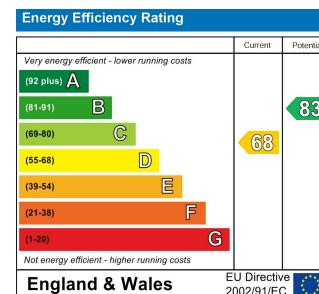
Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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.