



Barker Close, Lawford

Property Overview

Nestled in the heart of Lawford, a village celebrated for its strong sense of community and excellent transport connections, this attractive two-bedroom semi-detached home is ideal for first-time buyers, couples, or small families seeking comfort and convenience in a desirable location.

Step inside through the welcoming entrance porch into a bright and airy sitting room, where a lovely window floods the space with natural light. To the rear, the kitchen/breakfast room offers a practical and inviting space that opens directly onto the private garden, perfect for morning coffee or al fresco meals in the warmer months.

Upstairs, the principal bedroom provides a calm retreat, while the second bedroom offers great flexibility as a nursery, guest room, or home office. A modern bathroom, fitted with a shower over the bath, completes the upper floor.

Outside, the generous rear garden, unusually spacious for the area, is mostly laid to lawn and enhanced by mature shrubs, a patio seating area, and a charming pergola. Additional benefits include gas central heating and off-road parking for multiple vehicles.





- TWO BEDROOM END TERRACE HOME
- LOCATED ON THE POPULAR LAWFORD DALE ESTATE
- WEST FACING REAR GARDEN
- DRIVEWAY FOR SEVERAL VEHICLES
- EASY ACCESS TO MANNINGTREE MAINLINE STATION
- POTENTIAL INVESTMENT OFFERING 5.1% YIELD



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 10 minute walk from the house.

Agents notes:

Tenure - Freehold

Council Tax - Band B

Services - Mains Gas/Electric/Water/Drainage

Heating - Gas fired radiators

Mobile Availability - EE, o2 & Three are Likely / Vodafone is Limited

Broadband Availability - Ultrafast is available



Floor Plan



Viewing

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

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Area Map



Energy Efficiency Graph

