



Colchester Road, Lawford  
£275,000

## Colchester Road

Discover the potential in this charming three-bedroom extended semi-detached home, beckoning first-time buyers and savvy investors alike. Offering an ideal canvas for modernisation, this property presents a fantastic opportunity to create your dream home.

Step into the welcoming entrance porch that ushers you into a spacious hallway, setting the tone for the rest of this inviting residence. The living room promises a cosy retreat for relaxation, while the kitchen dining room awaits your culinary creativity and social gatherings. A convenient ground floor bathroom adds to the functional layout of the home.

Upstairs, three well-proportioned bedrooms offer a restful haven for all occupants. Outside, an enclosed rear garden presents a private outdoor space to enjoy and transform, perfect for those green-fingered enthusiasts or creating a child-friendly play area.

Parking is a breeze with a private driveway and the added bonus of a single garage. With its solid foundation and endless potential, this property is the perfect project for those looking to put their personal stamp on their home. Embrace the opportunity to shape this residence into your ideal living space or a lucrative addition to your investment portfolio.





- THREE BEDROOM SEMI DETACHED HOME
- IN NEED OF MODERNISATION THROUGHOUT
- NO ONWARD CHAIN
- ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY PARKING
- DOWNSTAIRS BATHROOM
- VIEWING ADVISED
- CLOSE TO MANNINGTREE TOWN CENTRE

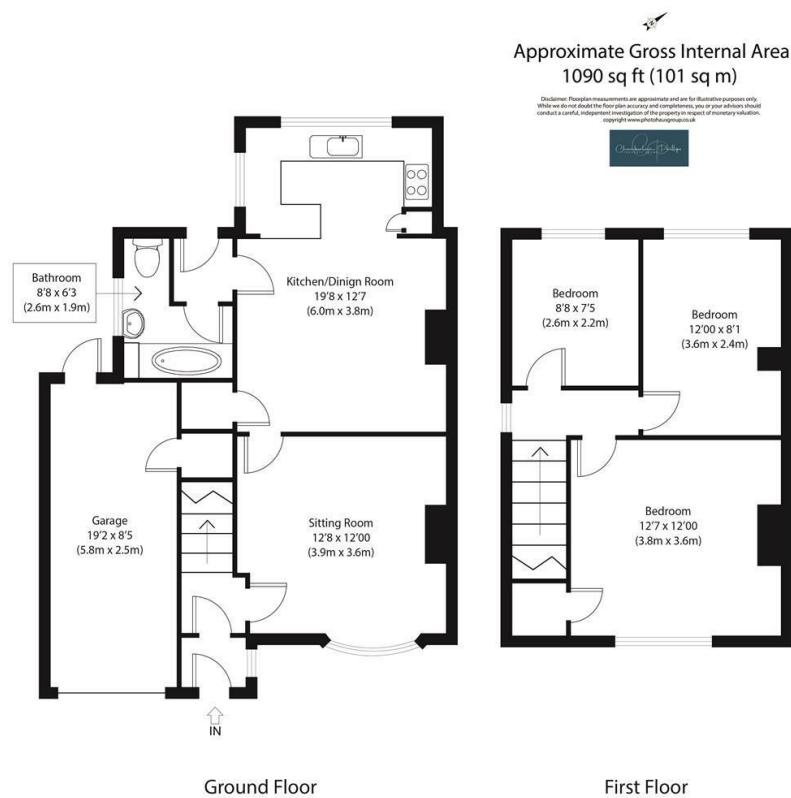
#### LOCATION:

Manningtree, located in Essex, is a picturesque town nestled along the banks of the River Stour. Known for its rich history and charming architecture, it boasts a blend of quaint shops, cozy cafes, and local pubs, all contributing to its vibrant community atmosphere. The town's scenic surroundings include lush countryside and waterfront views, perfect for leisurely walks and outdoor activities. With excellent transport links, including a railway station connecting to London, Manningtree offers a delightful mix of rural charm and urban convenience, making it an ideal place to live or visit.

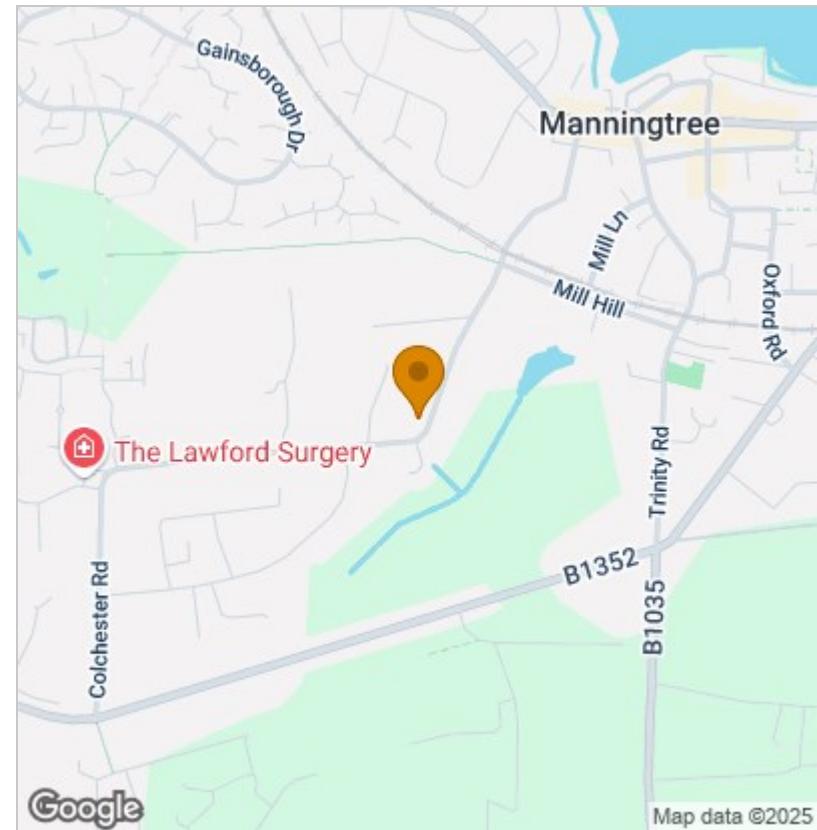
#### Agents Notes:

Tenure - Freehold  
Council tax - Band B  
Services - Mains electric/Mains drainage/Mains water/Mains Gas Heating - Radiators via Gas boiler  
Mobile - All Networks are Limited  
Broadband - Ultrafast is available

## Floor Plan



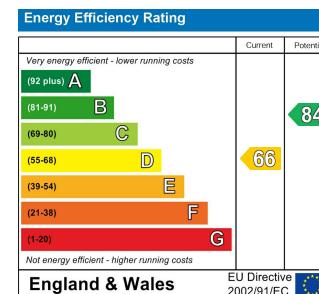
## Area Map



## Viewing

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

## Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold