



Barker Close, Lawford
£290,000

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Situated in Lawford, known for its excellent transport links and charming community, this delightful two bedroom semi-detached home offers a fantastic opportunity for first-time buyers, couples, or small families looking to settle in a sought-after location.

The ground floor features an entrance porch leading into a comfortable sitting room with a bay window that allows in plenty of natural light. The kitchen/breakfast room opens onto a private garden, offering a pleasant space for relaxed mornings or casual outdoor dining.

For those with a musical flair, the converted garage is currently set up as a soundproof music studio but could just as easily be used as a home office or gym. This flexible space adds an extra practical element to the property, catering to a variety of needs.

Upstairs, the principal bedroom includes a built-in wardrobe, providing convenient storage space. The second bedroom provides a flexible space, perfect for a growing family, guest room, or a home office. A well-appointed bathroom, complete with an electric shower over the bath, completes the first floor.

The rear garden is mainly laid to lawn, complemented by a selection of shrubs, a patio, and a pergola. Additional perks include gas central heating for those cooler months and off-road parking for multiple vehicles.





- SOUGHT AFTER LOCATION
- SEMI DETACHED HOUSE
- RIVER VIEWS
- GARAGE
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- WALKING DISTANCE OF RAILWAY STATION
- VIEWING RECOMMENDED

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.

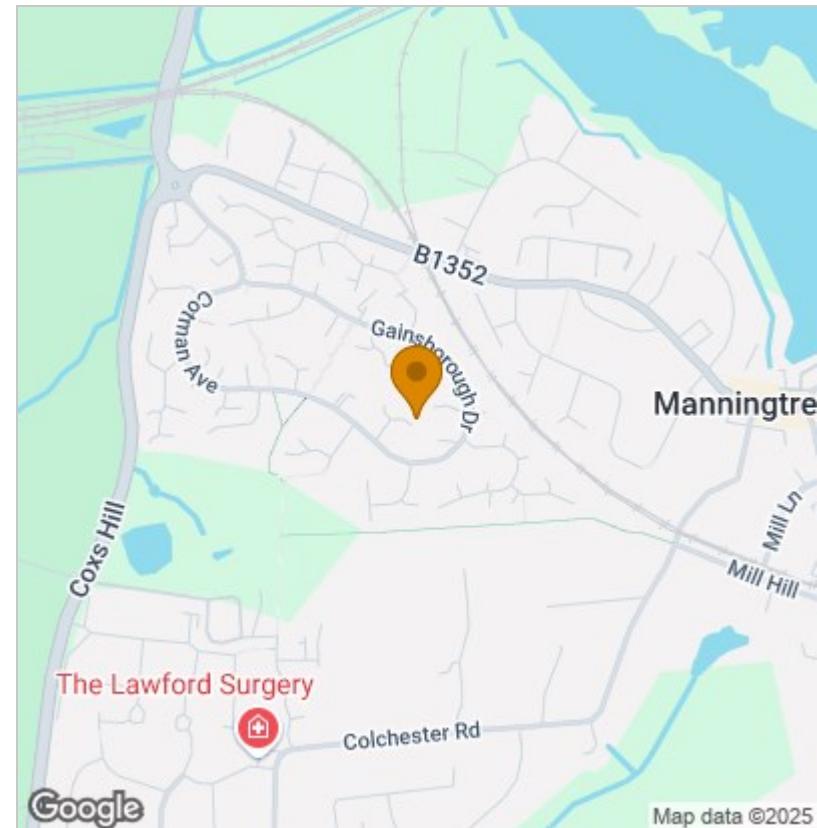
There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from the towns mainline railway station which is an approximate 10 minute walk from the house.

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



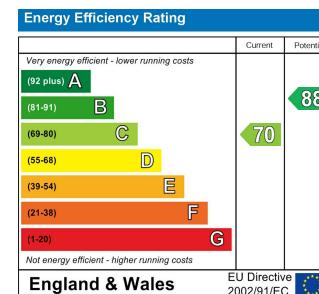
Area Map



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