

Cornwall Close, Lawford, Manningtree, Essex, CO11 2ES



2 bedrooms,
1 reception room
and **1** bathroom
Conservatory

Freehold

Guide Price

£285,000

Subject to contract

Generous gardens

No onward chain



Some details

General information

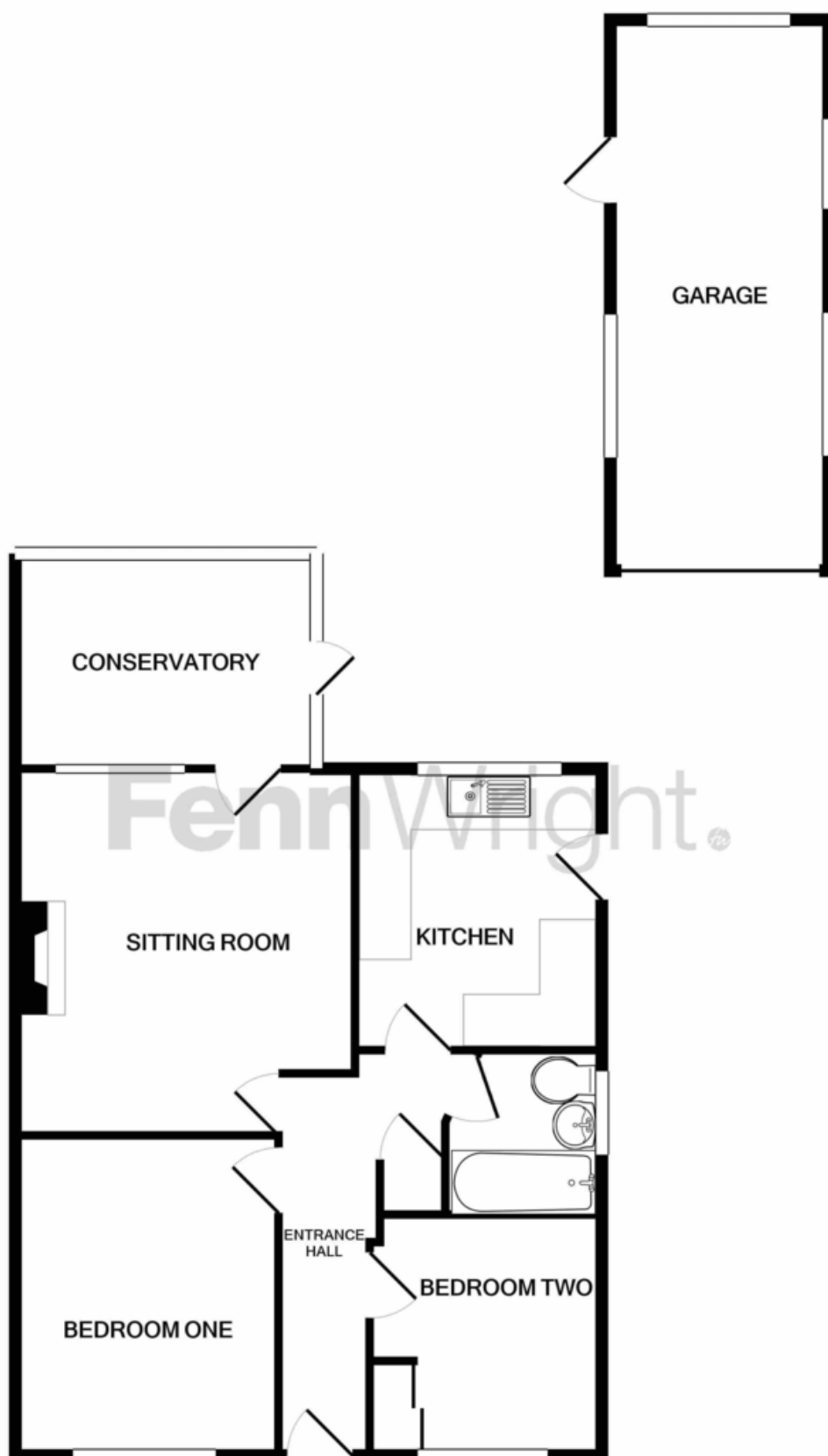
This two bedroom semi-detached bungalow is offered in good condition benefitting from a long driveway for several vehicles leading to the detached garage, with a garden approaching nearly 100ft in length - a rarity for the popular Leftleys development. Offered with no onward chain.

The property enjoys front and rear gardens and is approached over the driveway leading to the recessed entrance door. The entrance hall has doors through to all principal rooms with the bedrooms positioned to the front and bathroom to side, and further sitting room and kitchen to rear. The single glazed conservatory adjoins the sitting room through a doorway and has full view over the length of the beautifully tended garden, with a door onto the patio. For warmer days, the conservatory has recently installed roller blinds to all windows and the door, which will remain. The central hallway has a useful shelved storage cupboard with loft hatch and ladder.

The kitchen has a range of wall and base units with spaces for an undercounter fridge and additional freezer unit. There is plumbing and space for a washing machine and electric cooker, and door into the side garden. The bathroom to side comprises of a white suite with panel enclosed bath, WC and wash hand basin, with an obscured window to side.



This two bedroom semi-detached bungalow is offered in good condition benefitting from a long driveway for several vehicles leading to the detached garage, with a garden approaching nearly 100ft in length - a rarity for the popular Leftleys development.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2022



Entrance hall

Bedroom one

11' 6" x 9' 10" (3.51m x 3m)

Bedroom two

10' 1" x 8' 11" max (3.07m x 2.72m) With sliding door wardrobe.

Bathroom

Kitchen

10' 3" x 9' 5" (3.12m x 2.87m)

Sitting room

14' 1" x 12' 11" max (4.29m x 3.94m)

Conservatory

12' 1" x 7' 11" (3.68m x 2.41m)

Garage

21' 10" x 9' 11" (6.65m x 3.02m) Power and light with ground recessed inspection pit (not checked).



Stay ahead
with early bird
alerts...

Hear about homes for sale
before they are advertised
on Rightmove, On the Market
or in the paper.



Outside

As previously mentioned, the bungalow has a long driveway to side, well tended front and rear gardens being predominantly laid to lawn and low maintenance, with mature hedge and shrub borders. There is an outside tap and motion sensitive lights on the driveway.

Location

Lawford is a popular residential development approximately 1 mile from Manningtree with its bustling town centre offering a variety of facilities including public houses, restaurants, banks, library and Tesco Express and Co-Op convenience stores for day-to-day needs. The mainline railway station is again approximately 1 mile away and offers direct links into London Liverpool Street.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - TBC

The boiler is located in the loft and is approximately 3 years old, radiators with thermostatic valves, loft insulation and cavity wall insulation. Please see the forthcoming EPC for more details when available.

Have *your*
home valued
by us...

and get **FREE** professional
advice. Book it now at

fennwright.co.uk

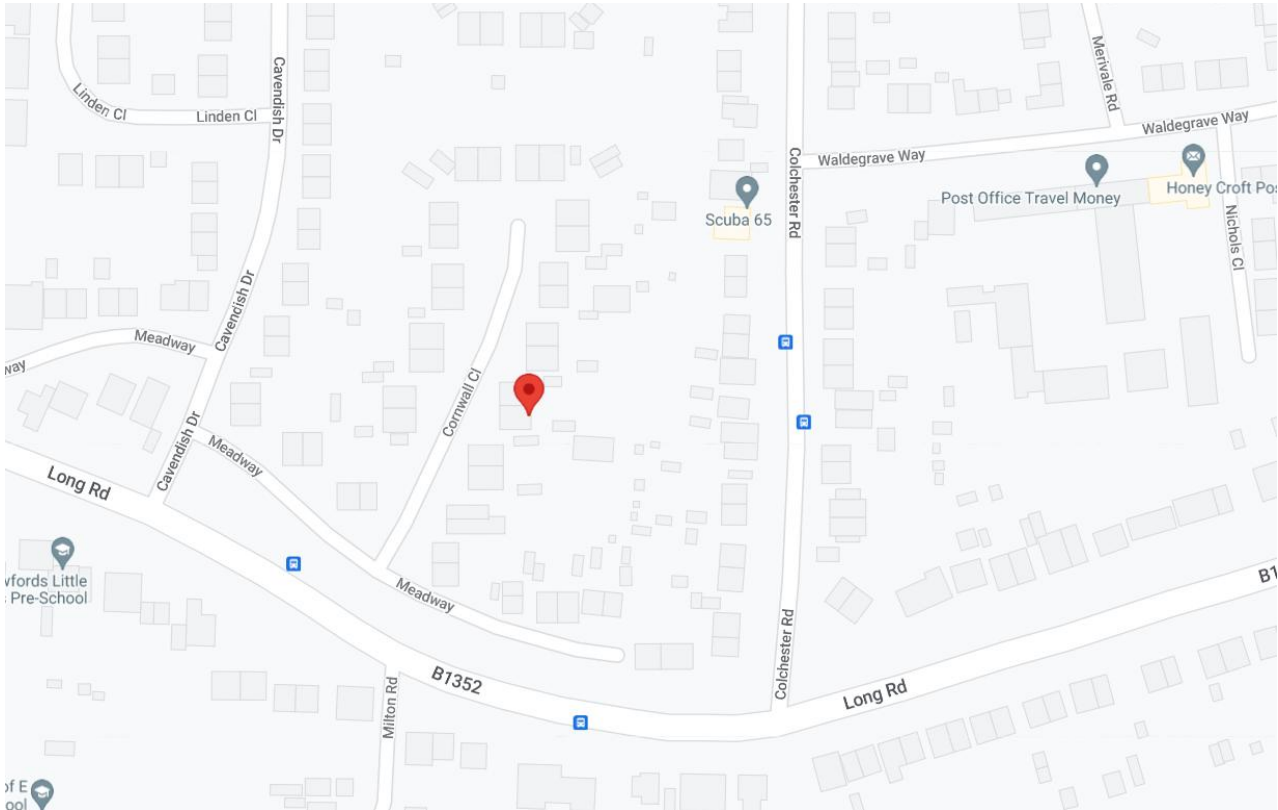
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

Viewing

To make an appointment to view this property please call us on 01206 397 222.



Directions

From our office in Station Road, Manningtree turn right along Station Road. At the end of the road at the roundabout take the second exit for A137 Cox's Hill. At the top of the hill at the mini roundabout turn left on to Long Road and in approximately 100 yards turn left again into Cavendish Drive. Take the first right for Meadway and the Immediate left into Cornwall Close, where the property will be found on the right hand side identified by a Fenn Wright For Sale board.

To find out more or book a viewing

01206 397 222

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

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.

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 Tolgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

