



**12 Waldegrave Way, Lawford**

Offers in Region of **£230,000**

**Churchwood  
Stanley**

A two bedroom semi-detached bungalow requiring updating, offered with no chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

Situated in the peaceful neighbourhood of Waldegrave Way in Lawford, CO11, this two-bedroom semi-detached bungalow presents a unique opportunity for those looking to customise their living space. With its foundation set in the early 1960s, this property is ripe for modernisation, offering the perfect project for owner-occupiers or investors alike. The bungalow comes to the market with no onward chain, simplifying the purchase process and allowing for immediate planning and renovation to commence.

- A two bedroom semi-detached property ready for modernisation throughout
- Double glazed and gas central heating
- Potential for off-street parking



## 12 Waldegrave Way

Lawford, Manningtree

Upon entering through the vestibule, you are led into a welcoming entrance hall that branches off to the home's main areas, including a cosy living room with a large window to the front and a fireplace (with inset gas fire). The adjacent kitchen, looking out to the rear garden, provides essential amenities with room for enhancement and customisation. It features a large pantry cupboard, brilliant for storage, and access to a rear lobby leading to the garden and second bedroom.

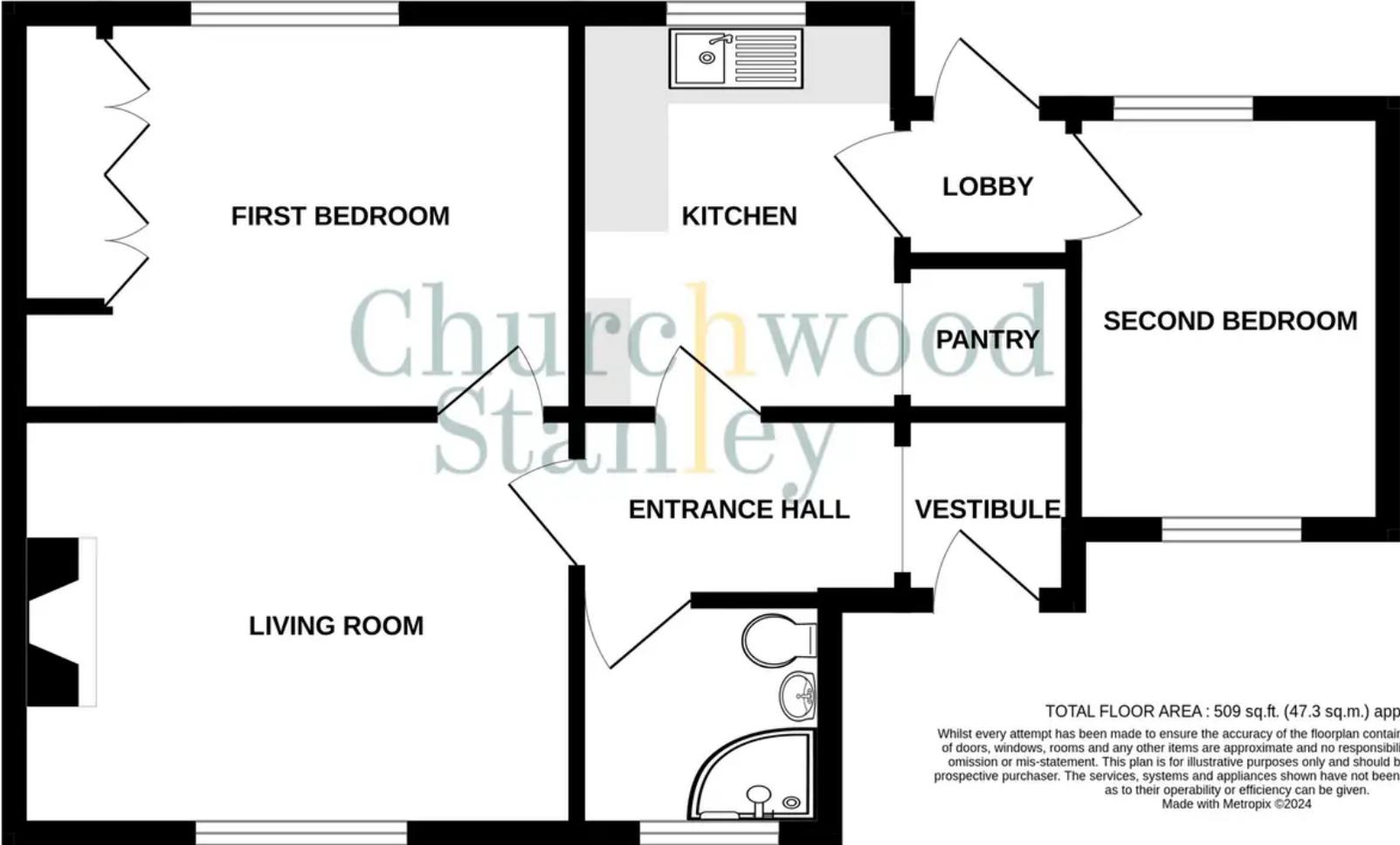
The two bedrooms are next. The first bedroom overlooks the serene rear garden and includes built-in wardrobes and characteristic large window, while the second bedroom offers you versatility and is naturally illuminated via dual aspect windows (front and back).

Outside, the front garden sets the home back from the road, offering potential for off-street parking development. The rear garden, accessible via a secure side gate, is predominantly laid to lawn and includes a shed, presenting a blank canvas for creating a personalized outdoor retreat.

This ready to be loved home benefits from its proximity to Manningtree High School, the high street, and the mainline train station, making it an ideal choice for those valuing convenience and community. Lawford, nestled to the west of Manningtree, is celebrated for its natural beauty, community spirit, and easy access to local amenities, including shops, cafes, and leisure facilities. The area's rich historical background and vibrant local events add to the appeal of this property, offering a lifestyle that combines the tranquillity of village living with the convenience of nearby town amenities.



GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2024



### **Vestibule**

Connecting outside to the entrance hall via a wood panelled entrance door and further internal door.

### **Entrance Hall**

Part wood panelled, the entrance hall leads you to the shower room on your left, the living room directly in front of you and to the kitchen on the right hand side.

### **Living Room**

9' 10" x 13' 3" (3.00m x 4.05m)

The living room has a characteristic large window to the front elevation and a fireplace with gas inset fire. A door at the rear leads you to the largest bedroom.

### **Kitchen**

9' 6" x 7' 9" (2.89m x 2.35m)

Providing base units that include cupboards and drawers beneath a roll top work surface, tiled splash back and matching wall mounted cabinets. There is a window to the rear elevation looking out to the garden and in front of this is a sink. Beneath the counter is plumbing for a washing machine and space is provided for a cooker and free standing fridge / freezer. The kitchen benefits from a large shelved pantry cupboard and connects to a lobby with doors to the garden and to the second bedroom.



### **First bedroom**

9' 5" x 12' 2" (2.88m x 3.72m)

Carpeted with a range of full height wardrobe cupboards and window overlooking the rear garden.

### **Second bedroom**

9' 11" x 7' 5" (3.02m x 2.26m)

Carpeted with windows to the front and to the rear.



### **Shower room**

5' 5" x 6' 0" (1.66m x 1.82m)

Fitted with walk in shower, WC, pedestal hand wash basin and window to the front elevation.

## FRONT GARDEN

The property is set well back from the road behind a generous expanse of lawn. It is here that a logical provision for off street parking could potentially be made.

## GARDEN

A secure gate at the side of the home leads you through to the rear garden which is also predominantly laid to lawn. here you will also find a shed.

