



47 THE AVENUE, LAWFORD GREEN CO11 2FR

TO LET £1595 PCM EXCL

NP NICHOLAS
PERCIVAL

A three-bedroom semi-detached house in outstanding condition on the popular Lawford Green development by Rose Builders. A spacious kitchen, dining, living area, cloakroom, three bedrooms, en-suite and family bathroom. Garage, driveway and enclosed rear garden.
To Let £1595 pcm
Holding deposit £368 | Deposit £1840
EPC B83 | Council tax band D – Colchester City Council



Property

Upon entering the property there is a spacious hallway with stairs rising to the first floor, cloakroom and door to the living area. The kitchen is well appointed and fitted with a range of grey shaker style base and wall units with marble effect worktop and upstands. All appliances are NEFF and integrated including double oven, gas hob, extractor hood, fridge/freezer, dishwasher and washing machine. The kitchen is neutrally decorated with a slate grey tiled floor and opens directly to the large open plan dining and living area. This space provides access to the garden through a bi-fold door, the storage cupboard beneath the stairs. The room can be split to

accommodate both a dining and seating area.

The ground floor is decorated in white and is light and airy with LVT flooring. To the first floor are three bedrooms, two to the rear and the master with en-suite to the front. The back two bedrooms are a double and generous single, both with grey carpet and white decoration. The family bathroom is a white suite with WC, hand basin and bath with shower attachment. The fittings are all modern with grey tiling. The master bedroom is a spacious double with built in mirror fronted wardrobe and en-suite shower room. The en-suite has white modern fittings with WC, grey drawer vanity basin unit and large walk-in shower.

Outside

The property has a large driveway for up to three cars and single garage. The garden is mainly laid to lawn with a shrub border and patio area for entertaining. The garage has ample storage and a door to the side with up and over door at the front.

Situation

The property is located on The Avenue at the Lawford Green development within the small village of Lawford close to Manningtree. The development is excellently finished with landscaping and has a wonderful community feel. Lawford has a primary school and the local secondary school can be found in Manningtree. Manningtree offers a range of

shops, cafes, pubs, eateries and a mainline train station with services directly to London in one hour. Colchester is located six miles south of Lawford.

Agents Note

photos were taken prior to the current Tenancy

Broadband and Mobile coverage

Max download speed Ultrafast 940Mbps & upload speed 940Mbps available. Mobile phone coverage likely with EE, Three and O2, Vodafone limited. Source Ofcom

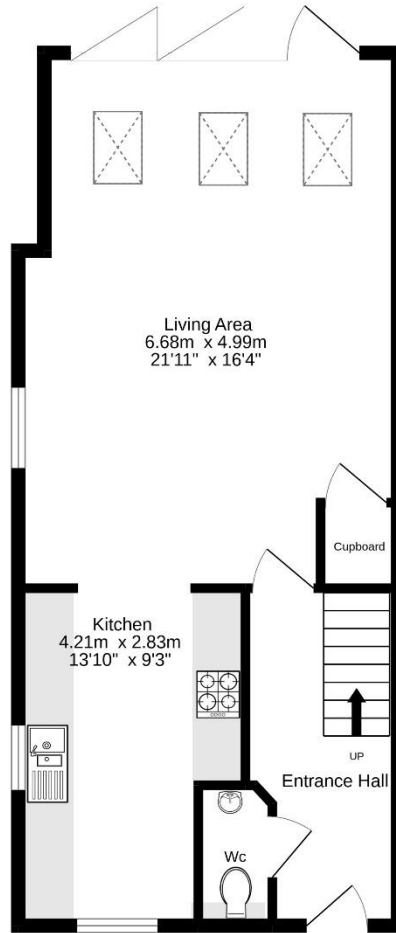
Viewings

Strictly by prior appointment through the Landlord's Letting Agent, Nicholas Percival 01206 563222 or info@nicholaspercival.co.uk

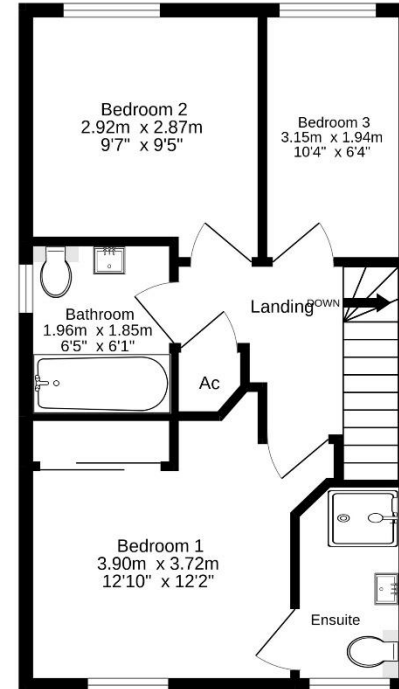


IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. NICHOLAS PERCIVAL are proud to be members of;

Ground Floor
50.8 sq.m. (547 sq.ft.) approx.



1st Floor
39.9 sq.m. (430 sq.ft.) approx.



TOTAL FLOOR AREA : 90.7 sq.m. (976 sq.ft.) 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.
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