



- Three Bedroom Semi-Detached House
- Within Close Proximity To Manningtree Train Station
- Open Plan Lounge/Diner
- Fitted Kitchen
- Downstairs WC & Family Bathroom
- Generous Garden
- Garage & Off Road Parking

29 Turner Avenue, Lawford, Manningtree, Essex. CO11 2LG.

Located within the highly sought after Lawford Dale Development with its excellent access to Manningtree Train Station, offering direct links to London Liverpool Street - is this three bedroom semi detached house. Manningtree is positioned on the picturesque River Stour and offers a wide variety of brilliant local amenities, shops and restaurants. The property is also within highly regarded primary school catchments that are rated Ofsted Outstanding. Internally, the property benefits from three bedrooms, open plan lounge/diner, fitted kitchen, downstairs cloakroom and a family bathroom - all offered in excellent condition.



Property Details.

Ground Floor

Entrance Hall

With door to front, laminate flooring, radiator, stairs rising to first floor with storage cupboards under, doors to;

Lounge



13' 2" x 10' 1" (4.01m x 3.07m) With triple glazed window to front, radiator, TV point, open to;

Dining Room



9' 7" x 7' 3" (2.92m x 2.21m) With double glazed patio doors to rear, radiator.

WC

With double glazed window to side, WC, wash hand basin, radiator.

Kitchen



With double glazed window and door to rear, fitted kitchen offering a range of matching eye level and base units with drawers and worktops over, , oven, hob with extractor over, fridge/freezer, plumbing for, washing machine, laminate flooring.

First Floor

Landing

With window to side, airing cupboard, doors to;

Bedroom One



11' 6" x 8' 2" (3.51m x 2.49m) With double glazed window to rear, radiator, built in storage cupboard/wardrobe.

Property Details.

Bedroom Two



11' 6" x 9' 6" (3.51m x 2.90m) With triple glazed window to front, radiator.

Bedroom Three



10' 1" x 6' 6" (3.07m x 1.98m) With triple glazed window to front, radiator, raised single bedroom with storage under.

Family Bathroom



With obscure double glazed window to rear, panelled bath, mixer tapes, triton electric shower over, low level wc, radiator, lino flooring.

Outside

Rear Garden



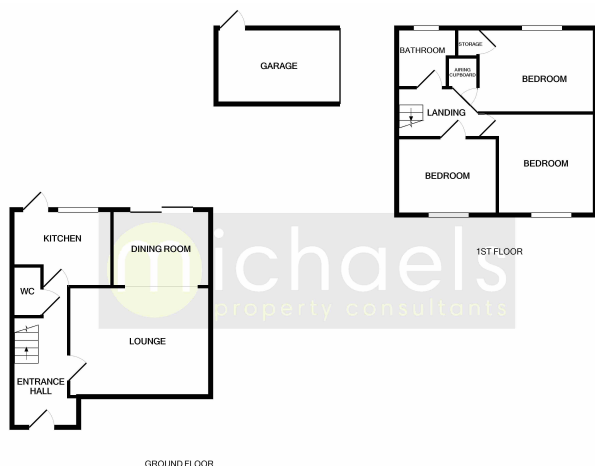
A generous rear garden enclosed by fencing forming the official boundaries. Gated side access and personnel door to the garage. Garden offers a patio area leading to lawn with a variety of plants and shrubs. Outside tap and garden shed to remain.

Garage & Driveway

Up and over door with power and light connected to the garage. Driveway in front providing off road parking.

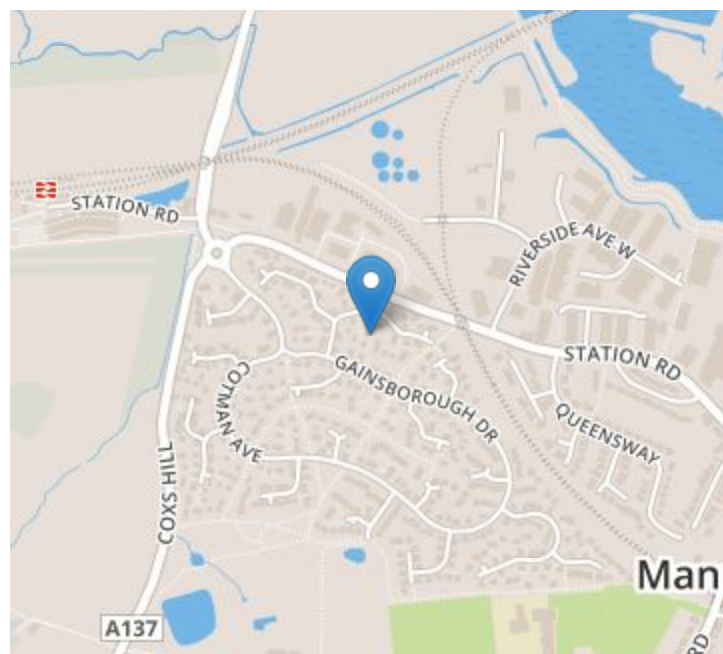
Property Details.

Floorplans

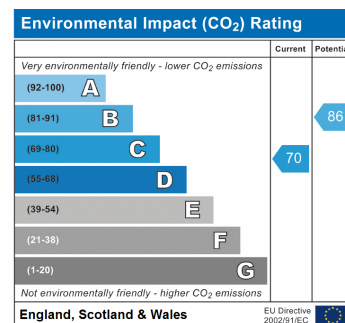
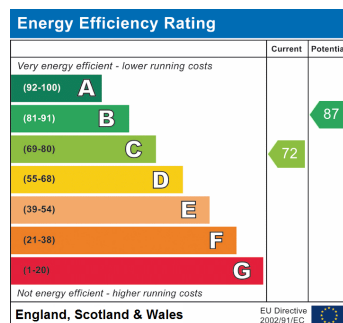


While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only 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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Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.