



KNIGHT

28 Bendalls Court, Colchester Road, Lawford, Manningtree, Essex.
CO11 1UQ

£275,000
Freehold

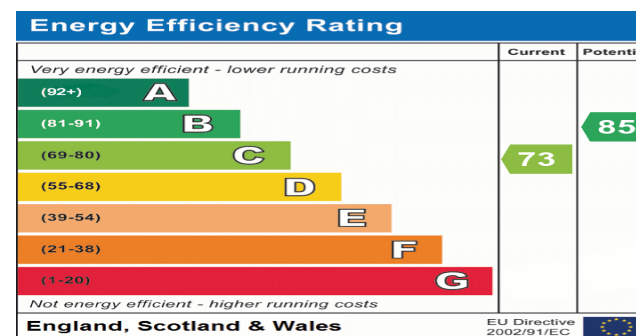
PROPERTY DESCRIPTION

Positioned in Manningtree which is a town and civil parish in the Tendring district of Essex, which lies on the River Stour. This property's prime location places it within walking distance of three local schools, two being of Primary age and one being a Secondary, local amenities, including shops, restaurants, and transport links including a train station offering direct links into London Liverpool Street Station.

The accommodation consists of; entrance hall with stairs rising to the first floor, downstairs W.C. and a handy storage cupboard. The L-shaped lounge/diner is a good size providing plenty of space for relaxing on the sofa and dining table and chairs. The kitchen is modern and fully equipped with a range of eye and base units and work surfaces along with plenty of space and plumbing for utilities. From the kitchen there is also a handy utility area to the rear with a door providing access into the rear garden.

On the first floor you will find three good size bedrooms and the family bathroom.

Outside; there is off road parking for two vehicles and the rear garden is mainly laid to lawn and fully enclosed.



ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hallway

Lounge Area

5.83m x 2.96m (19' 2" x 9' 9")

Dining Area

5.83m x 2.56m (19' 2" x 8' 5")

Kitchen

3.45m x 2.67m (11' 4" x 8' 9")

Utility Area

Cloakroom

FIRST FLOOR

Principal Bedroom

4.08m x 3.43m (13' 5" x 11' 3")

Second Bedroom

3.90m x 3.00m (12' 10" x 9' 10")

Third Bedroom

2.29m x 2.28m (7' 6" x 7' 6")

Family Bathroom

2.07m x 1.83m (6' 9" x 6' 0")

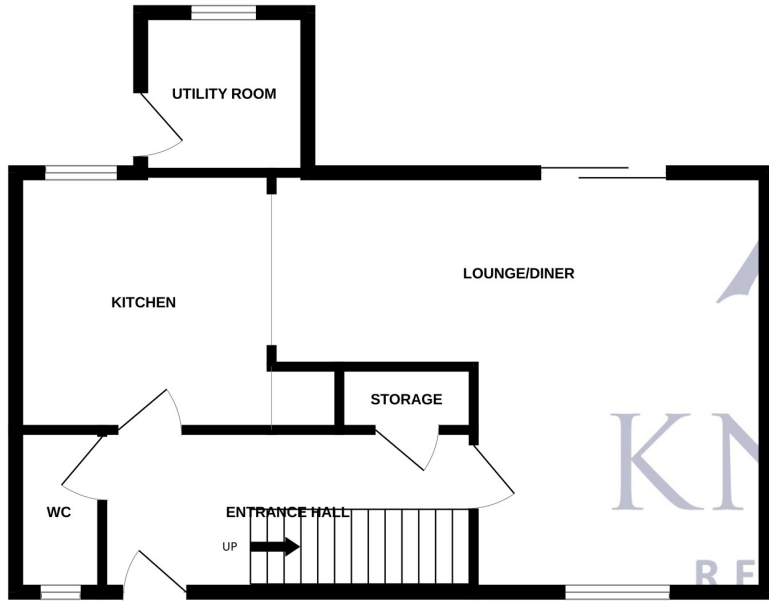
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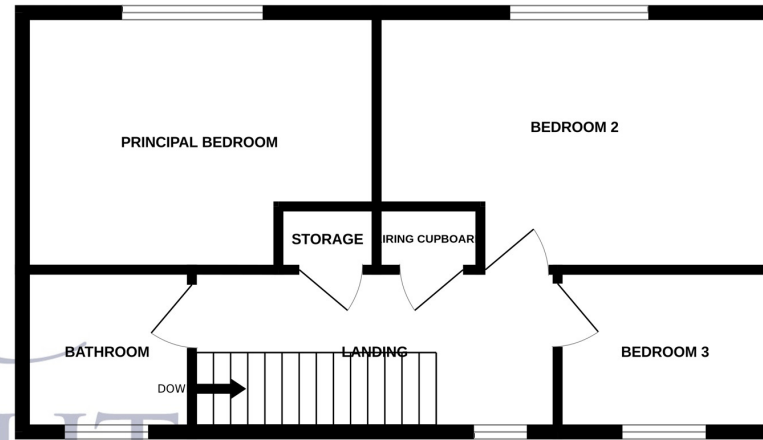
Agents Note

Council Tax Band: B

GROUND FLOOR



1ST FLOOR



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