



Jackson & Co

## 89 Colchester Road

Lawford, Manningtree, CO11 2BJ

- SEMI DETACHED HOME
- THREE BEDROOMS
- LOUNGE/DINER
- KITCHEN

**£200,000**

EPC Rating 'TBC'

## Property Description

### OVERVIEW

A three bedroom semi detached home situated close to the popular riverside town of Manningtree. The property requires some modernisation and offers no onward chain and has good access to Manningtree mainline station offering services to Londo Liverpool Street, Ipswich and Norwich.

### ENTRANCE HALL

With double glazed entrance door, stairs to the first floor, radiator, double glazed windows.

### LOUNGE/DINER

24' 6" x 12' 7" (7.47m x 3.84m) Double glazed window to the front, double glazed French doors to the rear, under stairs cupboard.

### INNER HALL

Double glazed window to the side.

### KITCHEN

9' 8" x 9' 2" (2.95m x 2.79m) Fitted modern units, plumbing for washing machine, double glazed window to the rear.

#### **SHOWER ROOM**

Shower cubicle, low level WC, hand basin, double glazed window to the side.

#### **LANDING**

Access to the loft space, radiator, double glazed window to the side.

#### **BEDROOM ONE**

12' 7" x 12' (3.84m x 3.66m) Double glazed window to the front, over stairs cupboard.

#### **BEDROOM TWO**

12' 1" x 8' (3.68m x 2.44m) Double glazed window to the rear.

#### **BEDROOM THREE**

8' 10" x 7' 6" (2.69m x 2.29m) Double glazed window to the rear.

#### **OUTSIDE**

To the rear of the property there is a lawned garden with side access with a further lawned garden to the front.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.