



## Harvey Close, Manningtree, CO11

**£235,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 2

**General Information** An extremely well presented two bedroom detached house situated on the popular Lawford Dale development, which has been extended to provide an enlarged living/dining area. Lower Floors The accommodation comprises of an entrance hall with understairs storage leading to a re

## Key features:

- Two Bedrooms
- Detached Home
- Off Road Parking
- Garage
- Central Heating
- Quiet Cul-de-Sac Location

## Extra info:

- **Property Age:** 30 years
- **Council Tax:** Band B (£1187.83 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



**General Information** An extremely well presented two bedroom detached house situated on the popular Lawford Dale development, which has been extended to provide an enlarged living/dining area.

**Lower Floors** The accommodation comprises of an entrance hall with understairs storage leading to a recently fitted modern kitchen with integrated gas hob and electric oven with space for a washing machine and fridge/freezer. There is also a one and a half bowl single drainer sink unit with mixer taps, LED downlighting and double glazed window to front. Stairs then lead from a half landing to an open sitting/dining area. The dining area has a bow window overlooking the rear garden with further double glazed French style doors to the side.

- **Entrance hall** 5' 11" x 5' 6" (1.8m x 1.68m)
- **Kitchen** 9' 2" x 6' 3" (2.79m x 1.91m)
- **Sitting room** 13' 4" x 12' 11" > 6' 7" (4.06m x 3.94m)
- **Dining area** 12' 3" x 6' 2" (3.73m x 1.88m)

**Upper Floors** The second half landing allows access to the second bedroom and family bathroom which has a recently fitted modern white suite with shower bath, low level WC and stylish circular basin style sink with mixer tap. The third half landing leads to the master bedroom which has fitted cupboard space and double glazed window to rear.

- **Bedroom one** 12' 11" x 9' max (3.94m x 2.74m)
- **Bedroom two** 9' 1" x 6' 6" (2.77m x 1.98m)
- **Bathroom** 6' 1" x 5' 5" (1.85m x 1.65m)

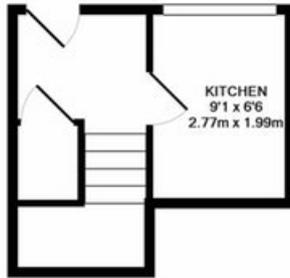
**Outside** There is parking for one car and a single garage with power and LED lighting. The property has a walled garden to the front with driveway leading to the single garage. The rear garden has been designed for ease of maintenance and offers a good degree of privacy, with a raised patio area at the rear.

**Location** Lawford Dale is a popular development approximately 1/2 a mile from Manningtree with its bustling town centre offering a variety of facilities including public houses, restaurants, banks, library, Tesco Express and Co-Op convenience stores for day to day needs. The railway station is a 10 minute walk away and offers direct links to London Liverpool Street.

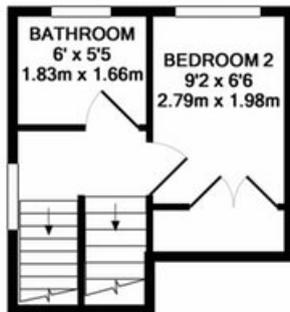
**Tenure** Freehold

**Important Information** Council Tax Band - B  
Services - Mains Water, Gas and Electricity are connected to the property. Drainage is to a public water system.

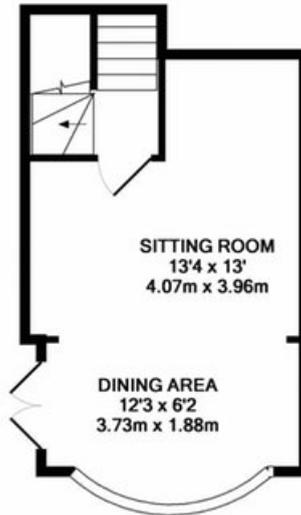
**Floor plan:**



GROUND FLOOR  
APPROX. FLOOR  
AREA 138 SQ.FT.  
(12.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 164 SQ.FT.  
(15.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 273 SQ.FT.  
(25.4 SQ.M.)



3RD FLOOR  
APPROX. FLOOR  
AREA 150 SQ.FT.  
(13.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 724 SQ.FT. (67.3 SQ.M.)

## Energy Performance Certificate:

Energy Performance Certificate

**3, Harvey Close, Lawford, MANNINGTREE, CO11 2HW**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 0718-2069-7255-2234-0994
<b>Date of assessment:</b> 09 May 2014	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 09 May 2014	<b>Total floor area:</b> 65 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,352</b>
<b>Over 3 years you could save</b>	<b>£ 387</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 219 over 3 years	£ 135 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white; display: inline-block;">                     You could save £ 387 over 3 years                 </div>
<b>Heating</b>	£ 1,752 over 3 years	£ 1,599 over 3 years	
<b>Hot Water</b>	£ 381 over 3 years	£ 231 over 3 years	
<b>Totals</b>	<b>£ 2,352</b>	<b>£ 1,965</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) <b>A</b>
(81-91) <b>B</b>
(69-80) <b>C</b>
(55-68) <b>D</b>
(39-54) <b>E</b>
(21-38) <b>F</b>
(1-20) <b>G</b>

Not energy efficient - higher running costs

Current

Potential

61

80

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 183
2 Low energy lighting for all fixed outlets	£40	£ 71
3 Solar water heating	£4,000 - £6,000	£ 133

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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### MISREPRESENTATION ACT, 1967.

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