



Colchester Road, Manningtree, Essex, CO11 1UQ
£1,250 PCM Part furnished

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Colchester Road

Manningtree, CO11 1UQ

- Located close to Manningtree high street
- Redecorated walls
- Enclosed rear garden
- Part Furnished
- Cloakroom
- New carpets
- Gas heating
- Only cooker, oven and extractor hood will remain re white goods in Kitchen

Well presented three bedroom part furnished house located within a short distance of Manningtree high street.

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Entrance hall
Stairs to first floor. Storage cupboards

Cloakroom 6'7" x 2'6" (2.01m x 0.76m)

Kitchen 11'3" x 8'8" (3.43m x 2.64m)
Wall and base units, built in hob and oven., plumbing for washing machine, gas boiler and door to rear lobby area.

Lounge/Dining Room 18'4" x 17'2" 8'5" (5.59m x 5.23m 2.57m)
L Shaped. Double glazed French Door to rear garden

First floor Landing
Two storage cupboards.

Bedroom one 13'4" max x 11'3" max (4.06m max x 3.43m max)

Bedroom two 12'0" x 9'6" max (3.66m x 2.90m max)

Bedroom three 7'5" x 7' (2.26m x 2.13m)

Shower room 6'8" x 6' (2.03m x 1.83m)





The Outside

Enclosed rear garden principally laid to lawn. We understand there is non allocated parking space at the front of the property.

Holding Deposit

Prospective applicants will be required to pay a holding deposit to MJM Estates equivalent to a maximum of 1 weeks rent. Upon successful references being completed, acceptable and the tenancy confirmed by MJM Estates the holding deposit will be deducted/contributed towards the first months rent

Important information

The rent is exclusive of utilities and council tax.

Initial term 12 months

Deposit £1096

EPC rating D (57 Current -85 Potential)

We understand the property to be council tax band A Tendring district council

Available: Now

We understand mains water, drainage electricity and gas are connected to the property

Broadband Availability - Standard, Superfast and Ultrafast available (Ofcom Broadband Checker).

Mobile Coverage - It is understood that the best available mobile coverage in the area is provided by O2, EE, and limited Three and Vodafone (Ofcom Mobile Checker)

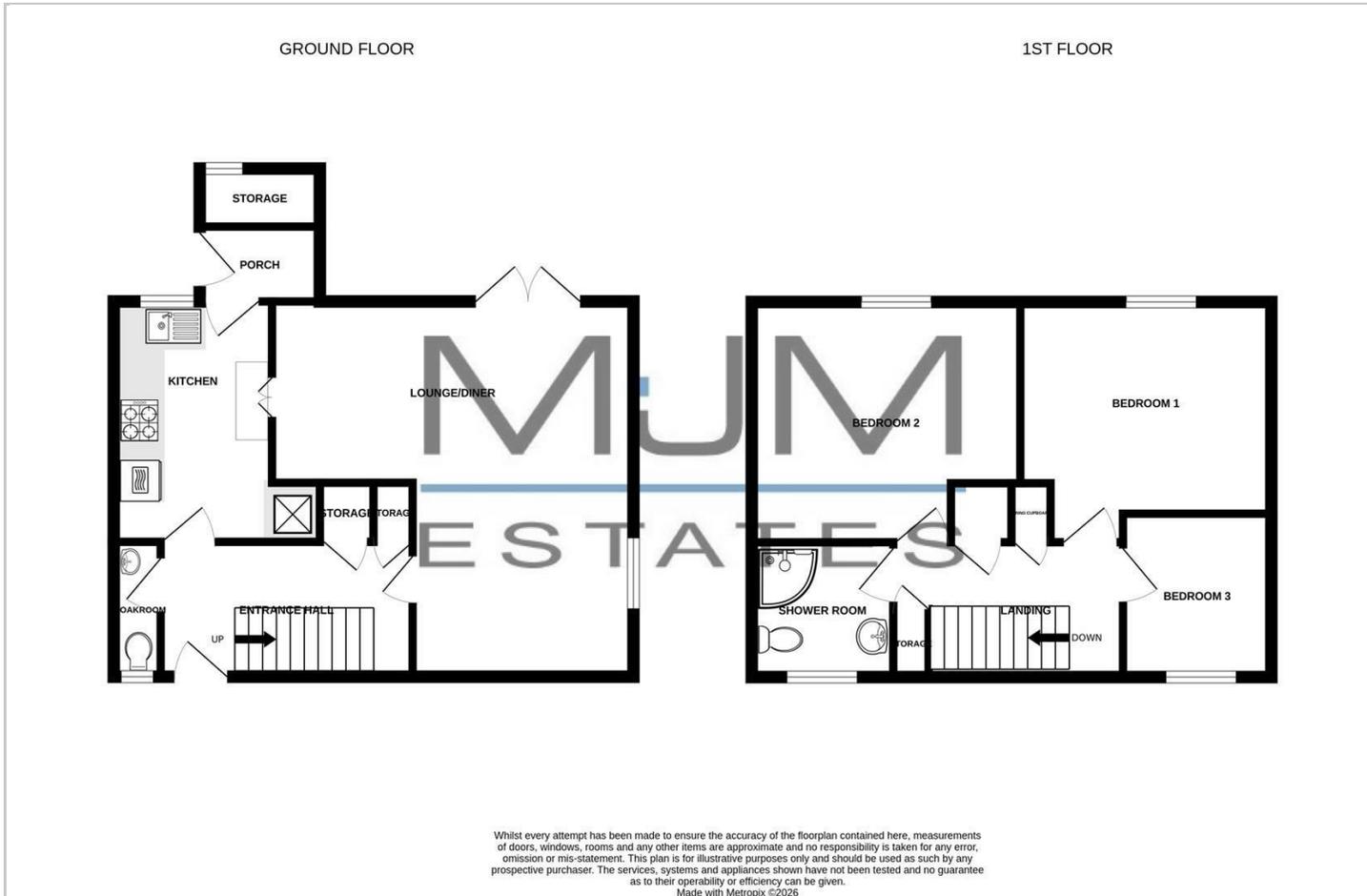
Directions

From Manningtree high street proceed along Station Road turn left onto Colchester Road then first left onto Bendalls Court where the property can be found in the bottom right-hand corner.





Floor Plans



Viewing

Please contact our MJM Estates Office on 01206 394334 if you wish to arrange a viewing appointment for this property or require further information.

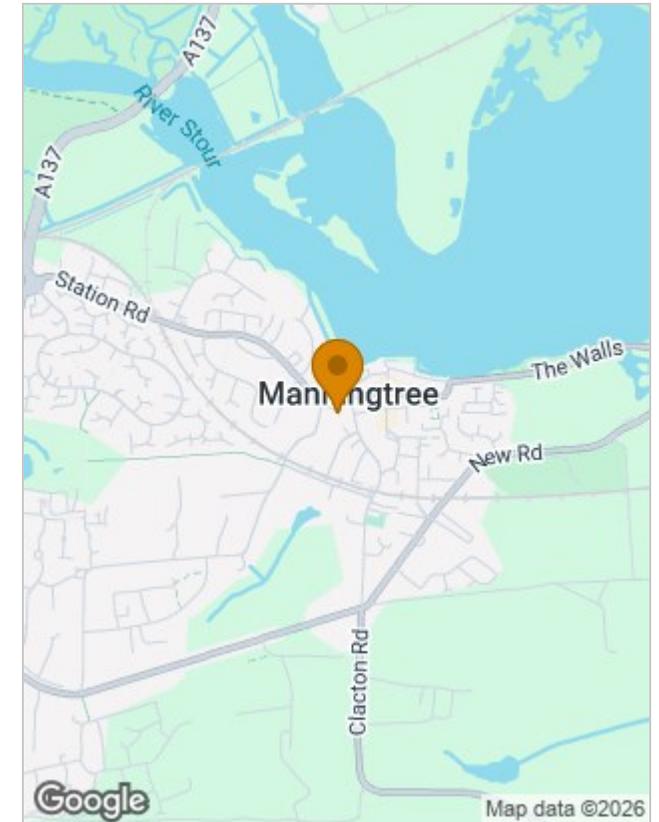
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Consumer Protection Regulations 2008

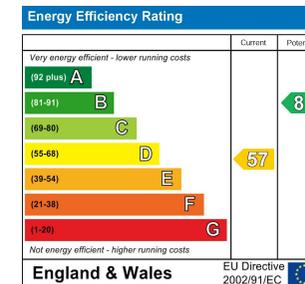
Whilst every care is taken to ensure the accuracy of these particulars the Agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. Prospective tenants must therefore satisfy themselves by inspection or otherwise. Photographs are not necessarily current and all descriptions, dimensions and details are given in good faith and believed to be correct but are a general outline for guidance only and should not be relied upon as statement or representation of fact.

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Location Map



Energy Performance Graph



OnTheMarket

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