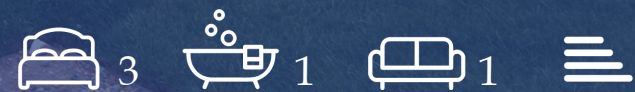




The Avenue, Lawford, Manningtree, Esse, CO11 2FQ  
£1,650 PCM Unfurnished





# The Avenue, Lawford

Manningtree, CO11 2FQ

- Brand new
- Off road parking
- Popular location

Brand new three bedroom semi detached unfurnished property situated on this popular residential development built by award winning Rose Builders.

£1,650 PCM Unfurnished



Living Room 19'7" x 13 (5.97m x 3.96m)

Kitchen 11'x 8'9" (3.35mx 2.67m)  
Understairs cupboard

Cloakroom

First floor

Principal bedroom 12'2" x 8'9" (3.71m x 2.67m)

Bedroom two 12'10" x 7'11" (3.91m x 2.41m)

Bedroom three 9'7" x 8'9" max (2.92m x 2.67m max )

Bathroom

Outside

Small front garden laid to lawn with flower and shrubs. Paved driveway to the side of the property providing ample off road parking. Access to rear garden via wooden gate. Enclose rear garden principally laid to lawn with patio area and flower bed to rear.



#### Important information

The rent is exclusive of utilities and council tax.

Deposit £1900

EPC rating TBC ( current - Potential )

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

Special note:- We understand that BT broadband can not be obtained/ permitted on this development. Please note the development is still under construction

Available: Mid May 2026

Broadband and Mobile Data supplied by Ofcom Mobile and Broadband Checker. Broadband: At time of writing, there is Standard Superfast and ultrafast Broadband availability. Mobile: At time of writing, it is good outdoor and indoor with Three, EE, O2 and Vodafone good outdoor. Three is good both outdoor and indoor.

#### Holding deposit

Prospective tenants are required to pay a holding fee to MJM Estates equivalent to a weeks rent. Once the holding deposit has been received MJM Estates will suspend marketing of the property for 15 calendar days subject to commencement of referencing. Once references have been completed and accepted MJM Estates will confirm the tenancy. The holding deposit paid will then be deducted/ contribute towards the first months rent.

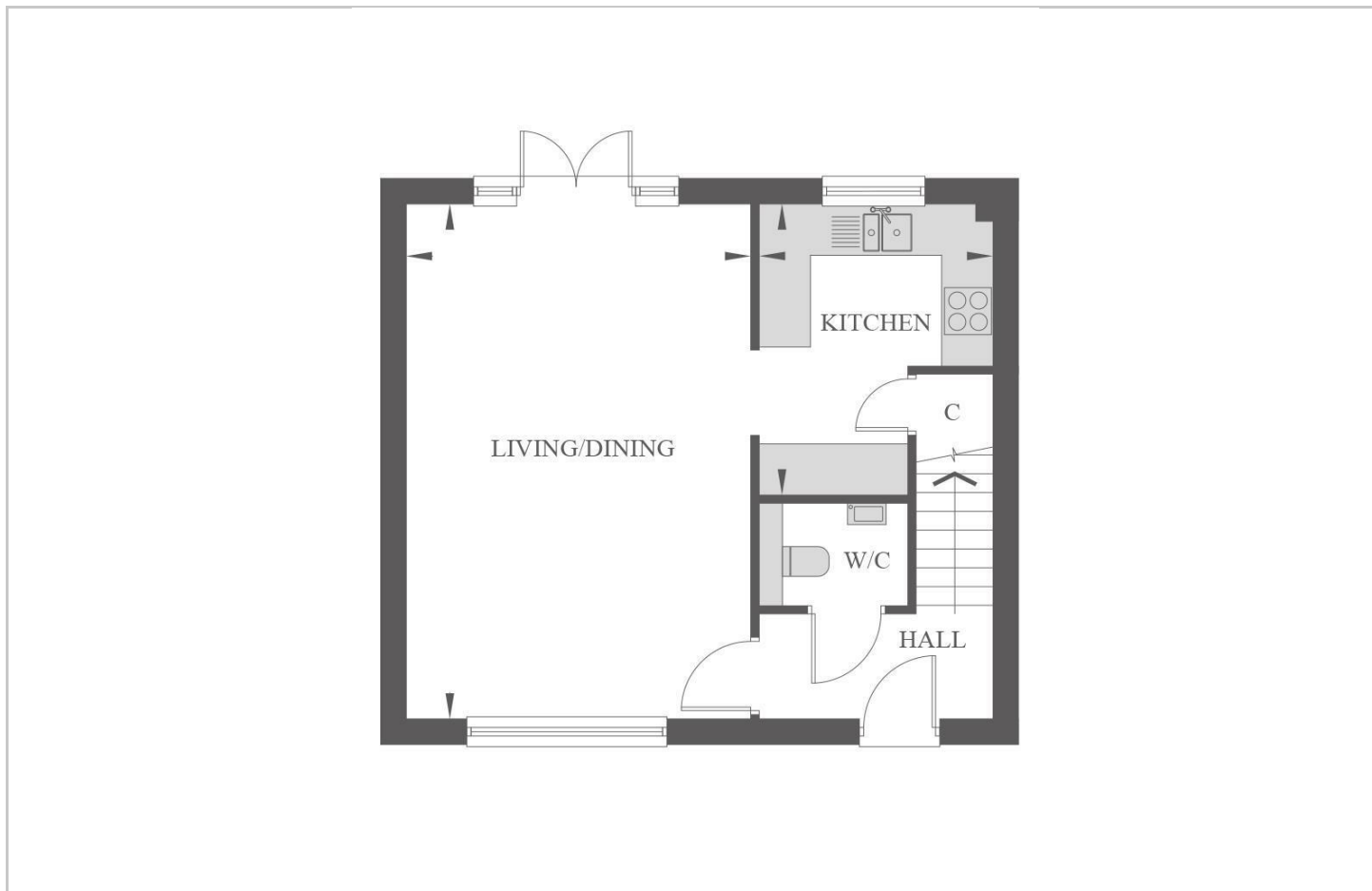
#### Directions

Proceed from our office along along the high street onto Station Road at the roundabout take the second exit up Coxs Hill at the next roundabout turn right onto Wignall Street then first left into Bromley Road where the Lawford green development can be found on the left hand side.





## 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.

MJM House 14 South Street, Manningtree, Essex, CO11 1BB  
 Tel: 01206 394334 Email: [info@mjmestates.co.uk](mailto:info@mjmestates.co.uk) <https://www.mjmestates.co.uk/>  
 VAT Registration Number 472 388 660

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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