



Gainsborough Drive, Lawford Dale, Manningtree, CO11 2JU

£1,250 PCM Unfurnished





Gainsborough Drive, Lawford Dale

Manningtree, CO11 2JU

- Gas heating
- Off road parking to the rear
- Easy access to Manningtree mainline train station

Unfurnished two bedroom semi detached property located on this popular residential development with easy access to Manningtree mainline train station (London Liverpool street approximately one hour)

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Sitting Room

15' into bay x 9'10" (4.57m into bay x 3.00m)

Kitchen

12'3" x 9'6" (3.73m x 2.90m)

First floor

Bedroom one

10' x 9'4" (3.05m x 2.84m)

Bedroom two

9'6" x 7'4" (2.90m x 2.24m)

Bathroom

Outside

Off road parking to the rear of the property. enclosed rear garden mainly laid to lawn



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.

Deposit £1442

EPC rating C (71 Current - 77 Potential)

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

Available: Mid/End May

Special note there is an on road parking restriction for the development, no on road parking between 11am and 12am Monday to Friday

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

Broadband Availability - Standard, Superfast and Ultrafast available (Ofcom Broadband Checker April 2026).

Mobile Coverage - It is understood that the best available mobile coverage in the area is provided by O2, EE, and limited Three and Vodafone (Vodafone not available in door) (Ofcom Mobile Checker April 2026)

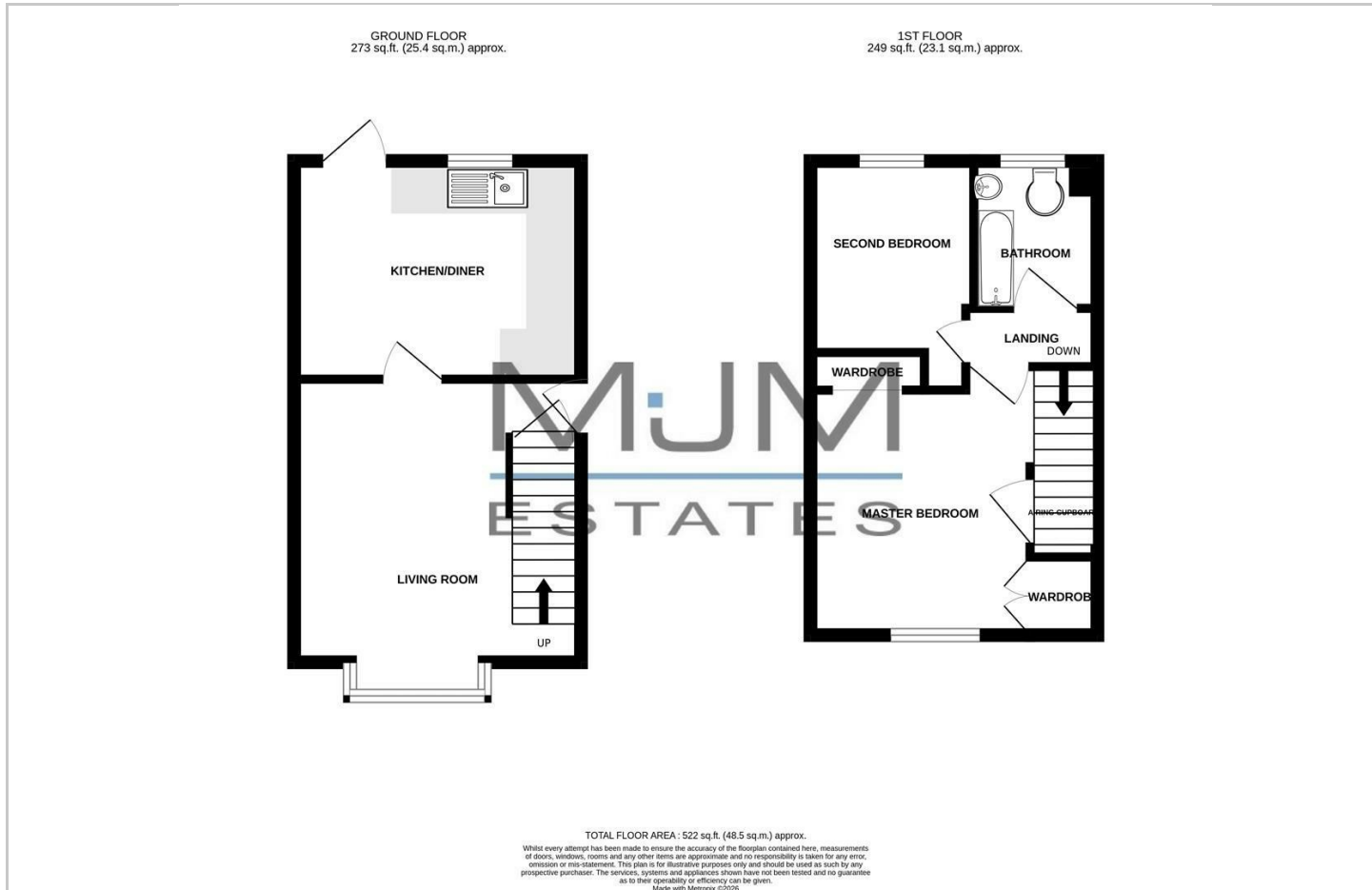
Directions

Proceed through Manningtree high street along Station road at the roundabout take the first exit onto Cotman Avenue follow the road anti clockwise and at the top on the lefthand side you will find the property opposite the entrance to Sitwell Close

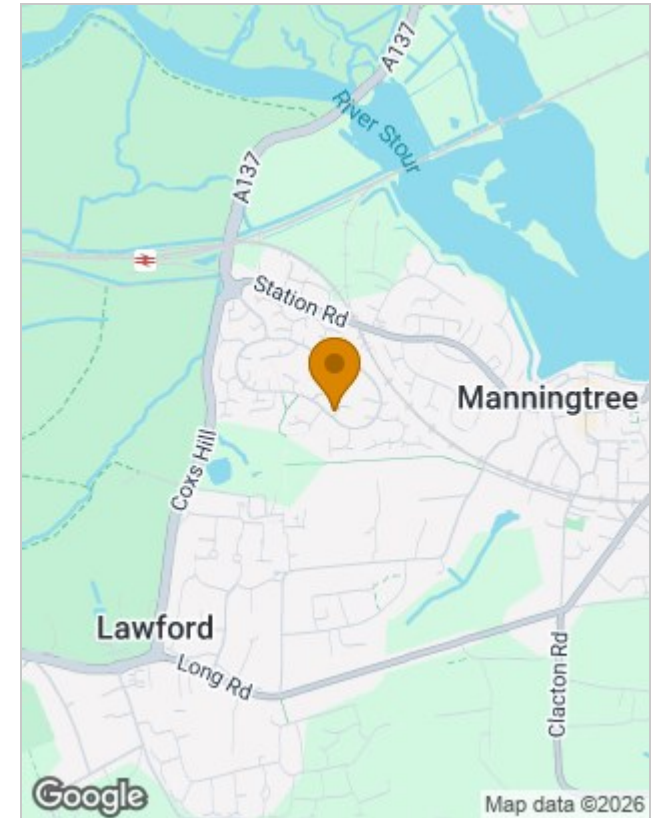




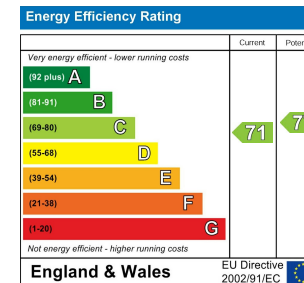
Floor Plans



Location Map



Energy Performance Graph



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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