



Fitzgerald Close, Lawford Dale, Manningtree, CO11 1JT  
£1,150 PCM Unfurnished





# Fitzgerald Close, Lawford Dale

Manningtree, Essex CO11 2JT

- Easy access to Manningtree mainline train station
- 2 Reception areas
- Rear garden
- Off road parking
- Gas heating

MJM are favoured with instructions to offer this extended 2 bedroom semi detached cottage style property coated on this popular residential development with easy access to Manningtree mainline train station (London Liverpool street approx 1 hour away). The property comprise sin brief:- Entrance lobby with heavy timbered front entrance door. Ground floor bathroom with baht WC and hand basin. Good size lounge running front to back with stairs to first floor. Kitchen with base and eye level cupboard, archway off the lounge to dining area with window to rear and door through to bedroom. On the first floor there is the large master bedroom



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Entrance lobby  
Heavy timbered front door. internal doors off to lounge and bathroom

Bathroom 7' x 5'5" (2.13m x 1.65m)

Lounge 19' x 9'12 (5.79m x 2.74m)  
Stairs to first floor. Window to front and French door onto rear garden. Archway to dining area

Dining area 9'6" x 7'6" (2.90m x 2.29m)  
Window to rear. Door into bedroom 2

Bedroom 2 11'4 " x 7'1" (3.45m " x 2.16m)  
Accessed of dining area Window to rear

First floor

Bedroom 1 15'8" x 9'7" (not full height) (4.78m x 2.92m (not full height))  
Double aspect window. Storage cupboard housing gas fired boiler.

Outside  
Drive providing off road parking. Timber garden shed.  
Rear garden.



#### 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

Rent is exclusive of council tax and utilities

Landlords restrictions No smokers minimum 12 month let and no pets

Available Approx Start of May 2026

EPC rating D (Current 65- Potential 86)

We understand the property to be council tax band B Tendring District Council

Deposit £1326

The pictures shown in this brochure were taken before the current tenant took occupation.

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

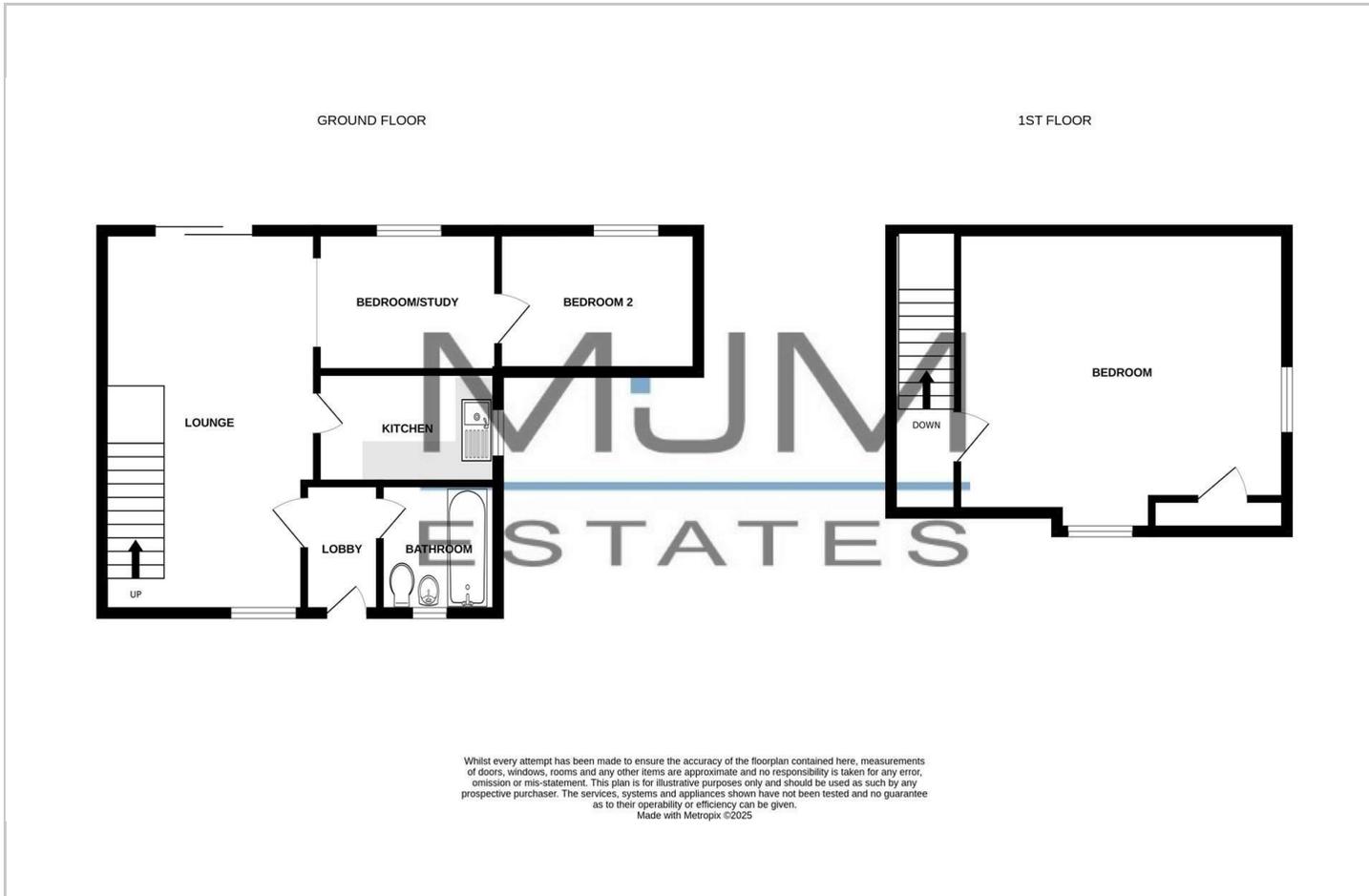
Mobile Coverage - It is understood mobile coverage (indoor) is limited with Vodafone and Three. Outdoor good with O2, EE Three and Vodafone (Ofcom Mobile Checker - March 2026)

#### Directions

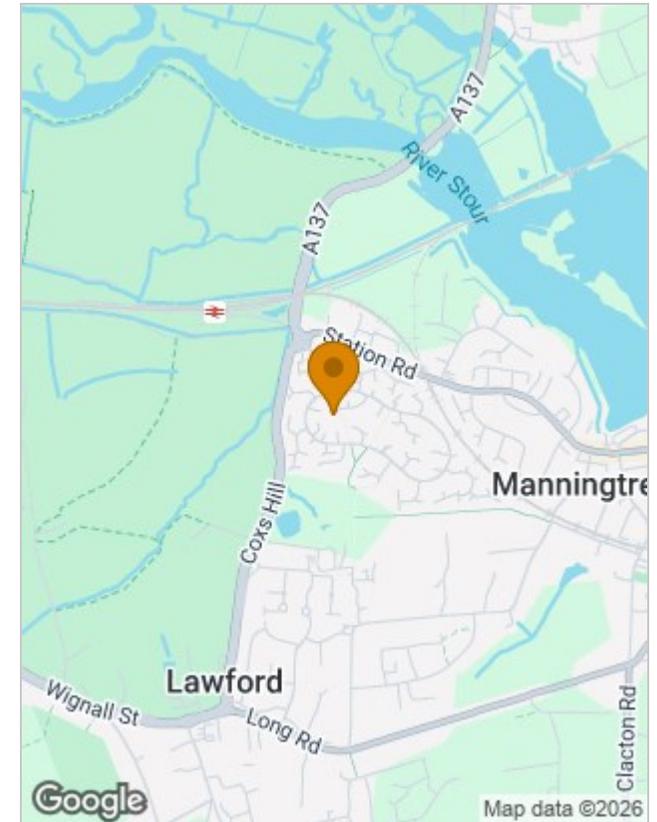
Proceed through Manningtree high street at the roundabout take the first exit onto Cotman Avenue then first left onto Gainsborough Drive then first right on Fitzgerald Close where the property can be found in the bottom left hand corner



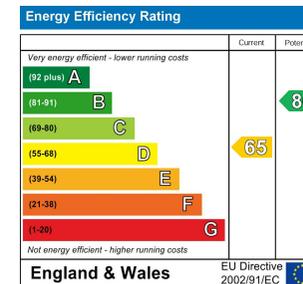
## Floor Plans



## 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.

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