



The Avenue, Lawford Green

Chamberlain Phillips are pleased to offer this stunning two-bedroom home offering open plan living accommodation situated within the ever requested "Lawford Green" development constructed by Rose Builders.

The property in brief offers two bedrooms, an open plan kitchen/dining/living space, a cloakroom, bathroom, enclosed rear garden, off-road allocated parking for two vehicles and underfloor heating to the ground floor.

Available 17th May on an unfurnished basis.

Rent excludes the tenancy deposit and any other permitted payments
Deposit - 5 weeks rent.
Council tax band :- B

HOLDING PAYMENT: A holding payment of one week's rent must be paid before any application can be processed.

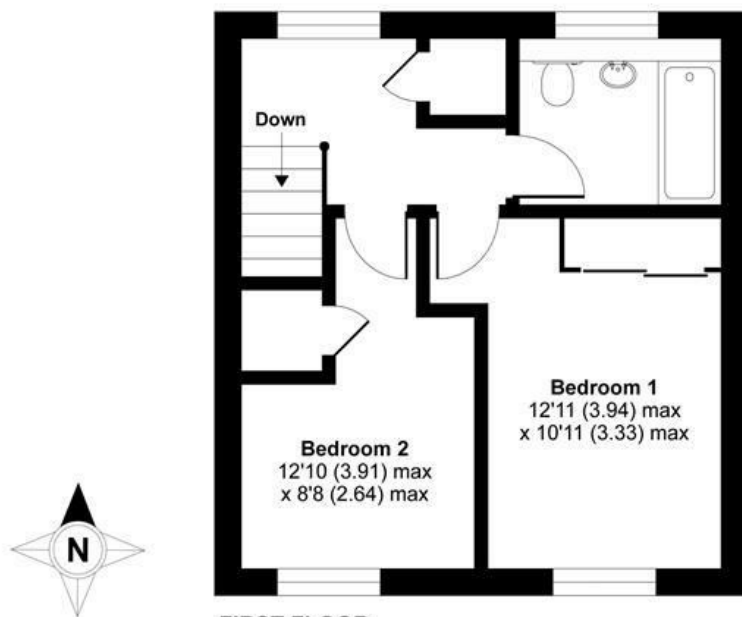
- HIGHLY REQUESTED DEVELOPMENT
- TWO YEARS OLD
- 10 YEAR WARRANTY
- TWO BEDROOMS
- TWO ALLOCATED PARKING SPACES
- IDEAL STARTER HOME

£1,300 Per Calendar Month

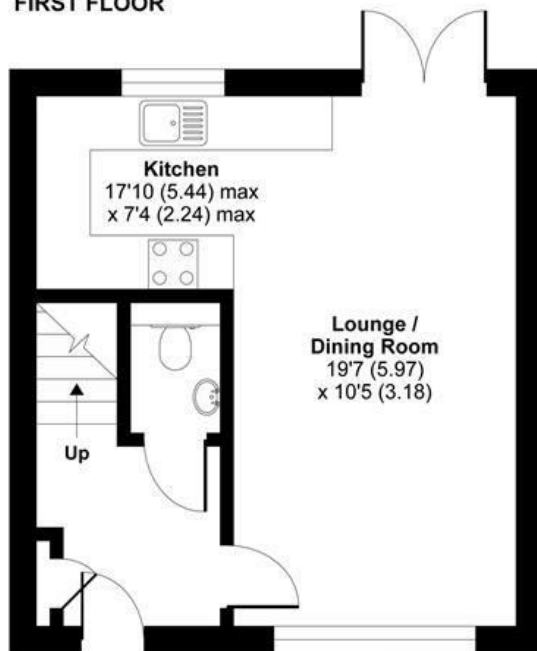
The Avenue, Lawford, Manningtree, CO11

Approximate Area = 700 sq ft / 65.0 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Chamberlain Phillips. REF: 777822



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	