



£1,450 Per month

Strawberry Avenue, Lawford, Manningtree, Essex CO11 2DR

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Three bedroom unfurnished house. The property benefits from under floor heating and tiled flooring to the ground floor, fitted kitchen with Neff appliances, En-Suite to the master bedroom, family bathroom, cloakroom and 3 double bedrooms. Externally there is off road parking and a rear garden of Westerly aspect.

On the ground floor you will find the entrance hall with tiled flooring, stairs to the first floor, cloakroom with WC and wash hand basin. The open plan living area has tiled flooring with under floor heating. Bifold Doors lead out onto the rear garden and open aspect to the fitted kitchen area which has a range of modern wall and base units with under unit lighting, work tops with integrated Neff double oven and grill with gas hob and extractor hood over, Inset sink unit with mixer tap, fridge freezer, space for a washing machine, concealed wall mounted gas fired boiler, tiled flooring and window to the front elevation. The first floor landing provides access to all rooms.

Entrance Hall 10' x 3'2" (3.05m x 0.97m)

Cloakroom 7'2" x 2'11" (2.18m x 0.89m)

Kitchen area 10'7" x 8'3" (3.23m x 2.51m)

Lounge area 17'8" x 15'7" (5.38m x 4.75m)

Bi folds doors leading out onto rear garden. Tiled floor with underfloor heating

Landlords restriction No smokers

EPC rating B (Current 83 - Potential 114)

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

Special note:- BT broadband is not permitted on the development

Available: March 2023

First floor

Master bedroom

11'1" > 9'1" x 9'8" (3.40m > 2.79m x 2.95m)

Ensuite Shower room to master bedroom

6'1" x 5'5" (1.85m x 1.65m)

Bedroom Two 10'10" x 10' (3.30m x 3.05m)

Bedroom Three 8'6" x 9'1" (2.59m x 2.77m)

Bathroom

Letting Information

The rent is exclusive of utilities and council tax.

Initial term 12 months

Deposit £1673.07

Credit References and Deposit

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.

