



£1795 pcm Unfurnished

Artillery Drive, Harwich, Essex, CO12 5FG

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MJM Estates are delighted to offer this deceptively spacious unfurnished four bedroom detached family property. The property comprises in brief:- Entrance hall with stairs to first floor and storage cupboard under, cloakroom with WC and hand basin and window. The study is situated at the front of the property with bay window. Dining room of good size with bay window to front. Double doors lead in to the lounge with feature fireplace and doors to rear garden. A fine feature to this property is the kitchen/breakfast room with a range of wall and base units, island unit inset sink unit and French doors to rear garden an ideal entertaining area. On the first floor there are four bedrooms the master with useful built in wardrobes and ensuite shower room. The family bathroom is of a good size with bath and separate shower cubicle. Outside the property has the benefit of enclosed rear garden and double garage plus parking

## Entrance hall

## Cloakroom

6' max x 2'8" (1.83m max x 0.81m)

## Study

10'3" x 11'6" into bay (3.12m x 3.51m into bay)

## Dining room

13'6" into bay x 10'6" (4.11m into bay x 3.20m)

## Lounge

17'5" x 13'1" (5.31m x 3.99m)

## Kitchen/Breakfast Room

18'6" x 12'3" (5.64m x 3.73m)

## First floor

## Master bedroom

12'7" x 10'4" (3.84m x 3.15m)

Lobby/Dressing area with two wardrobes 4'7" x 3'9"

## Ensuite Shower room to master bedroom

8' max x 6'6" (2.44m max x 1.98m)

## Bedroom two

10'7" x 10'5" (3.23m x 3.18m)

Built in wardrobe

## Bedroom three

12'4" x 8'6" plus door recess (3.76m x 2.59m plus door recess)

## 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

From Manningtree proceed on A120 then onto Ramsey Hill B1352 turn right onto Regimental Way and first left into Artillery Drive where the property can be found approx 100 yards on the lefthand side

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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## Bedroom four

9'9" x 6'9" (2.97m x 2.06m)

## Bathroom

8'6" x 7'5" (2.59m x 2.26m)

## Outside

Blocked paved driveway providing off road parking leading to double garage with two up and over doors and further parking area to the side. Access to rear garden via wooden gate. Enclosed rear garden with patio area and lawned area

## 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

Landlords restrictions No smokers minimum 12 month let and no pets

Available Mid/End of July 2023

EPC rating C (Current 75- Potential 84)

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

Deposit £2070

