



£700 PCM

Railway Terrace, Manningtree, Essex. CO11 1BS

Railway Terrace, off Oxford Road, Manningtree, Essex, CO11 1BS

Unfurnished two bedroom established terrace house located within a short distance of Manningtree high street. The property comprises in brief:- Entrance porch with entrance door and further door into lounge with double glazed window to front elevation, gas fire and storage cupboard to side. Door way leading into kitchen with double glazed window to rear, base and eye level cupboards, stairs leading to first floor, sink, door to rear and door to shower room comprising:- shower WC and hand basin and window. On the first floor there are two bedrooms the master bedroom located at the front, both bedrooms with electric heating

Entrance Porch

Sitting Room

10'11" x 9'10" (3.33m x 3.00m)

Kitchen/Diner

8'2" x 8'11" (2.49m x 2.72m)

Shower room

First floor

Bedroom one

11' x 10' (3.35m x 3.05m)

Bedroom two

8'2" x 8' (2.49m x 2.44m)

Outside

The front of the property is approached via a shared pathway over neighboring properties leading to small garden area opposite the front entrance doo with small pond and astro turf area (please note there is aright of way over this area). To the rear of the property is accessed via a shared pathway

Important information

The rent is exclusive of utilities and council tax.

Initial term 6/12 months

Deposit £807

Landlords restriction No smokers, no pets and no children

EPC rating D (55 Current - Potential 89)

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

Available: Now

SPECIAL NOTE:- The stairs in this property are steep and may not be suitable for all

Holding fee

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

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

Proceed from our office up South street turn left through regent street onto Oxford road following this road and just before the railway bridge Railway terrace can be found on the righthand side. The property is accessed off Oxford Road by a pedestrian walk way across neighboring properties

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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