



10 Kiln Lane, Manningtree, CO11 1HQ  
£1,195 PCM





# 10 Kiln Lane

Manningtree, CO11 1HQ

- First floor bathroom and ground floor shower room
- Enclosed rear courtyard
- Kitchen with some integrated appliances
- Close to Manningtree high street and River Stour
- Allocated parking space
- Deposit £1378

Unfurnished three bedroom individual property located on this popular residential development close to River stour and Manningtree high street. The property comprises in brief:- Entrance hall with stairs to first floor and storage cupboard under, downstairs shower room with shower cubicle hand basin and WC. Double doors into lounge area with French doors to rear court yard. The kitchen area is situated off the lounge with base and eye level cupboards, integrated fridge, freezer, washing machine hob oven and extractor hood over. On the first floor there are three bedrooms, the master located to rear with good size wardrobe/cupboard and bathroom with white suite comprising bath with shower WC and hand basin.



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**Entrance Hall** 10'4" max x 7'6"max (3.15m max x 2.29mmax)  
Timbered front entrance door. Stairs to first floor with stairs lift (not in use). tiled flooring door to shower room and double doors to lounge

**Shower room** 10'2" x 2'6" (3.10m x 0.76m)  
Shower cubicle WC and hand basin

**Lounge** 20' x 11'2" (6.10m x 3.40m)  
Wood effect flooring. French door to rear courtyard. feature fire place. Window to rear. The kitchen is off the lounge

**Kitchen area** 10'2" x 7'6" (3.10m x 2.29m)  
Located off the lounge with wall and base cupboard. wall mounted gas fired boiler. Window to front. single drainer sink unit, water softener, integrated fridge, freezer and washing machine

## First floor

**Master bedroom** 13'7" max x 11'4" (4.14m max x 3.45m)  
Window to rear. Useful wardrobe/cupboard.

**Bedroom two** 11'4" x 8'2" (3.45m x 2.49m)  
Window to rear

**Bedroom three** 7'8" x 6'8" (2.34m x 2.03m)  
Window to front



**Bathroom** 7'8" x 7' (2.34m x 2.13m)  
White suite comprising:- Bath with shower and screen, hand basin WC window

**Outside**  
Enclosed rear courtyard with garden shed flower and shrub borders. To the rear there is a residents carpark with two numbered allocated parking spaces

**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 exclusive of council tax and utilities  
Landlords restrictions No smokers, no children, one dog considered  
Available Approx Mid October 2023  
EPC rating C (71 Current - Potential 75 )  
We understand the property to be council tax band D Tendring District Council  
Deposit £1378

## Directions

Proceed through Manningtree high street onto the walls, take your first right onto Kiln Lane where the property can be found on the righthand side





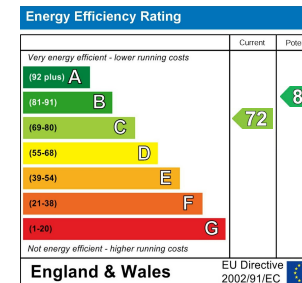
## Floor Plans



## 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.

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