



83 Malthouse Road, Manningtree, CO11 1BY
£950 PCM





Malthouse Road

Manningtree, CO11 1BY

- Easy access to Manningtree high street
- Enclosed rear garden
- Parking space
- Modern kitchen
- Electric heating

Unfurnished two bedroom modern style house located within a short distance of Manningtree high street with its shops cafes library and Tesco express

£950 PCM Unfurnished



General information

Unfurnished modern style two bedroom terraced house located within a short distance of Manningtree high street. The property comprises in brief:- Modern fitted kitchen base and eye level cupboards single drainer sink unit double glazed window to front elevation, built in hob oven and extractor hood over. Good size lounge situated to the rear with spiral staircase to first floor. Door leading out onto rear garden, Electric heater. On the first floor two bedroom and bathroom. The bathroom comprises white suite paneled bath electric shower and shower screen, part tiling to walls WC and hand basin.

Kitchen 13' x 7'9" (3.96m x 2.36m)

Double glazed front entrance door

Lounge 16'9" x 13'1" (5.11m x 3.99m)

Spiral staircase to first floor

First floor

Bedroom one 13'1" x 8'7" (3.99m x 2.62m)

Bedroom two 11' x 7'10" (3.35m x 2.39m)

Wardrobe

Bathroom 7'5" x 4'10" (2.26m x 1.47m)

White suite





Outside

Pedestrian pathway to the front of the property. Small front garden with shrub. Outside meter cupboard. Enclosed rear garden being paved. One parking space close by.

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

The rent is exclusive of utilities and council tax.

Initial term 12 month assured shorthold tenancy long-term preferred

Deposit £1096

Landlords restriction No smokers, no pets, would suit professional couple

EPC rating C (Current 69- potential 96)

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

Special note:- Spiral staircase in the lounge.

Available: Approx mid November 2023

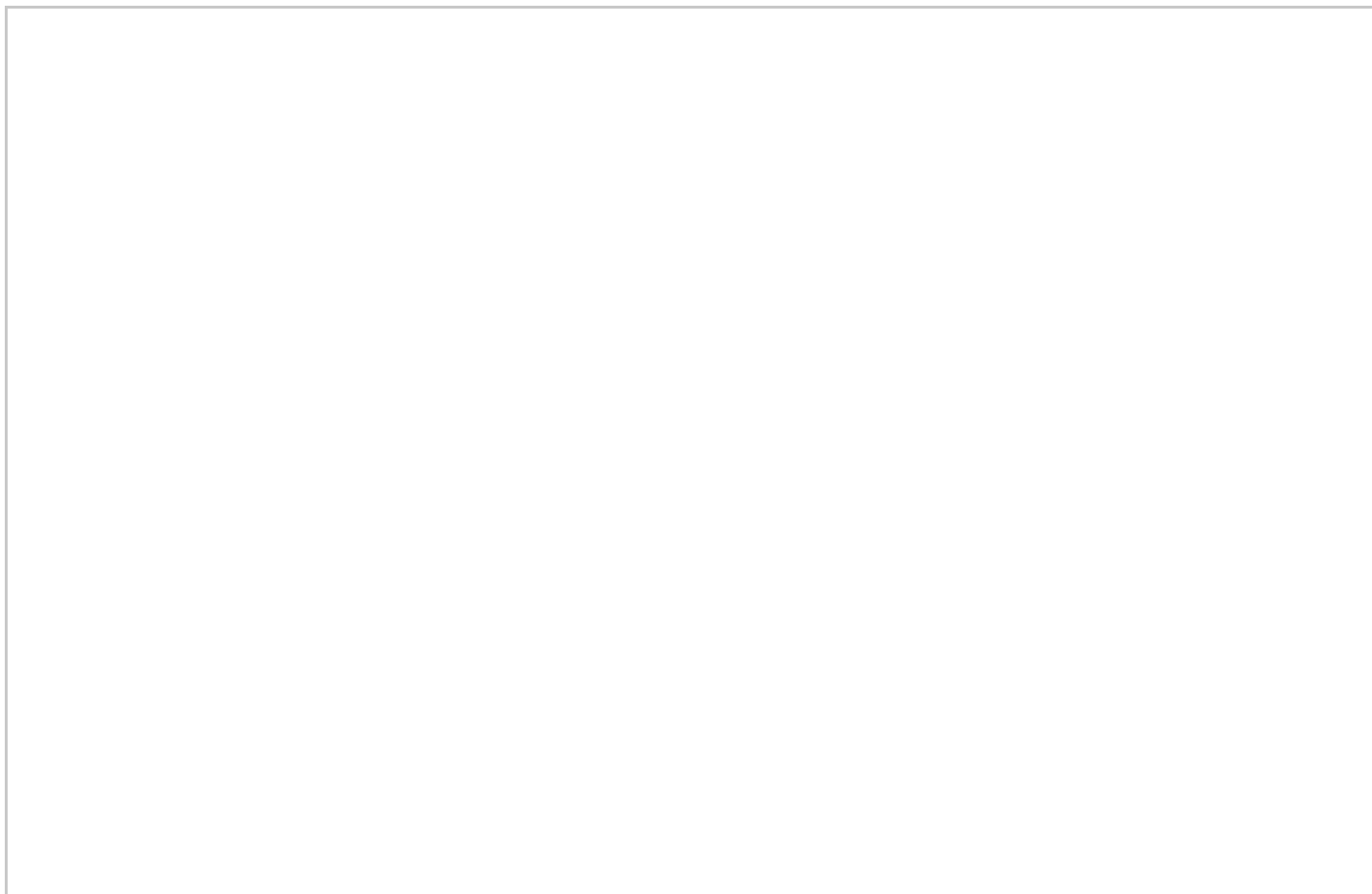
Directions

Proceed from Manningtree high street along the walls turn right at Mistley Towers onto New road follow road for approx 900 yards turn right onto Malthouse Road follow the road and the property can be found via a pedestrian right of way





Floor Plans



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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Location Map



Energy Performance Graph

