



£1,100 PCM Unfurnished

Jubilee Crescent Mistley Manningtree Essex CO11 2PW

General information

MJM Estates are delighted to offer this brand new unfurnished two bedroom semi detached house located on the popular River Reach development. The property comprises in brief:- Entrance hall with stairs to first floor and cloakroom door into lounge with French doors out onto rear garden. The kitchen area is located at the front of the property with tiled flooring wall mounted gas fired boiler base and eye level cupboards, space for washing machine and fridge freezer. Built in hob oven and extractor over. useful understairs storage cupboard in the lounge. On the first floor there are two bedrooms, the master with ensuite shower room and family bathroom comprising paneled bath mixer shower attachment WC and hand basin, both bedrooms have storage cupboards

Entrance hall

Cloakroom

WC, hand basin and window

Lounge area

15' max x 15 max (4.57m max x 4.57m max)

Open plan living room with French doors to rear garden and understairs storage cupboard

Kitchen area

9'9" x 7'8" (2.97m x 2.34m)

Base and eye level cupboards, tiled flooring, window to front elevation built in hob oven and extractor hood over

First floor

Master bedroom

11' x 8'10" (3.35m x 2.69m)

Fitted wardrobe cupboard and window to rear elevation. Ensuite shower room

Ensuite Shower room

off master bedroom. Comprising shower cubicle hand basin WC and window to rear elevation.

Bedroom two

12'8" x 8'7" (3.86m x 2.62m)

Fitted wardrobe and airing cupboard. Window to front elevation

Bathroom

White suite comprising Paneled bath with shower attachment, part tiling to walls WC and hand basin

Outside

Small open plan front garden with gras area continuing to the side of the property. Access to rear garden via wooden gate. Enclosed rear garden principally laid to lawn with patio 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

Rent exclusive of council tax and utilities

Landlords restrictions No smokers, no pets would suite working professional person or couple

Available Approx 1/12/23

EPC rating B (83 Current - Potential 96)

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

Deposit £1269

Special note:- No access to loft space. No sky dishes to be erected, No commercial vehicles are permitted to park on the development and no caravans permitted on the development

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

Procced from Manningtree high street along the Walls, through Mistley high street onto Harwich road past the Anchor public house continue for approx 900 yards where River Reach development can be found on the right hand side follow the road through to Jubilee Crescent

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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