



£950 PCM Unfurnished

Wortwell Cottages, Cattawade, Brantham, Manningtree, CO111RF

# Wortwell Cottages, Cattawade Street, Brantham, Manningtree, CO11 1RF

Established two bedroom terrace house located within a short drive of Manningtree main line train station (London Liverpool street approx 1 hour)

## Entrance lobby

Part timber front entrance door. Stairs to first floor

## Dining Room

11'3" x 9'9" (3.43m x 2.97m)

Window to front elevation, feature fireplace (not in use), door into lounge

## Lounge

13' x 11" (3.96m x 3.35m)

Understairs cupboard, feature fireplace (not in use), window to rear elevation and door into kitchen

## Kitchen

11'3" x 7'8" (3.43m x 2.34m)

Modern kitchen units with white fronted doors. base and eye level cupboards, single drainer sink unit, rear entrance door window to side elevation and door to useful pantry

## Pantry

7'3" x 3'3" (2.21m x 0.99m)

Window to side

## First floor landing

## Master bedroom

12' x 10' max (3.66m x 3.05m max )

Window to front elevation, feature fireplace, overstairs cupboard

## Bedroom Two

10'1" x 8'7" (3.078m x 2.44m;2.13m)

Window to rear elevation, feature fireplace

## Bathroom

12' x 7'9"max (3.66m x 2.36mmax )

Airing cupboard with gas boiler. Panelled bath with shower. WC and hand basin.

## The Outside

The property has a small rear garden principally laid to lawn

## 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 and no pets

Available approx End January 2024

EPC rating D (Current 59 Potential 81)

We understand the property to be council tax band B Babergh District Council

Deposit £1096

We understand the property is on a Key meter for Electricity

Initial 12 month assured shorthold tenancy longer term preferred

## 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 Manningtree high street along Station Road at the roundabout take the third exit either under or over the bridge along A137 at the roundabout take the third exit on the street where the property can be found Infront of you

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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