



Constable Close, Lawford Dale, Manningtree, Essex, CO11 2LD
£1,500 PCM Unfurnished





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- Conservatory
- Garage
- Easy access to Manningtree mainline train station
- Utility
- 2 Reception areas
- Cloakroom

Unfurnished three bedroom detached house located on this popular residential development with easy access to Manningtree mainline train station (London Liverpool street approx one hour away). The property comprise Entrance hall with cloakroom and storage cupboard door to kitchen with further door into utility area with door to rear garden and garage, also on the ground floor there is a lounge with doors to rear garden, arch way to dining area and door to conservatory. On the first floor there are three bedrooms and a bathroom.



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Entrance Hall
Stairs to first floor. Storage cupboard.

Kitchen 9'3" x 7'1" (2.82m x 2.16m)

Lounge 16' x 9'7" (4.88m x 2.92m)

Dining area 9'3" x 7'2" (2.82m x 2.18m)

Conservatory 11'8" x 8'8" (3.56m x 2.64m)

Utility room
14'2" max x 8'7" max narrowing 4'9" (4.32m max x
2.62m max narrowing 1.45m)
Off kitchen

First floor

Bedroom one 12 x 9'3" (3.66m x 2.82m)

Bedroom two 9'3" x 9'5" (2.82m x 2.87m)

Bedroom three 9'6" x 6'4" (2.90m x 1.93m)

Bathroom 6'3" x 5'2" (1.91m x 1.57m)



Outside

The property has the benefit of single garage with up and over door. Enclosed rear garden principally laid to lawn with flower and shrub borders.

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 no pets and children at landlords discretion

Available Mid February 2025

EPC rating C (71 Current Potential 87)

We understand the property to be council tax band D Tendering District Council

Deposit £1730

We understand mains water, drainage, gas and electricity are connected to the property

Broadband Availability - Standard Superfast and Ultrafast available (Ofcom Broadband Checker - December 2024).

Mobile Coverage - It is understood mobile coverage (indoor) is limited with Vodafone and ,Three and likely with O2 is likely (Ofcom Mobile Checker - December 2024)

Special note:- Please note the rear garden backs onto Coxs Hill.

There is a parking restriction for on road parking on the development between 11am and 12pm Monday to Friday on road parking is not permitted. The photos shown in this brochure were taken before the current tenants took occupancy

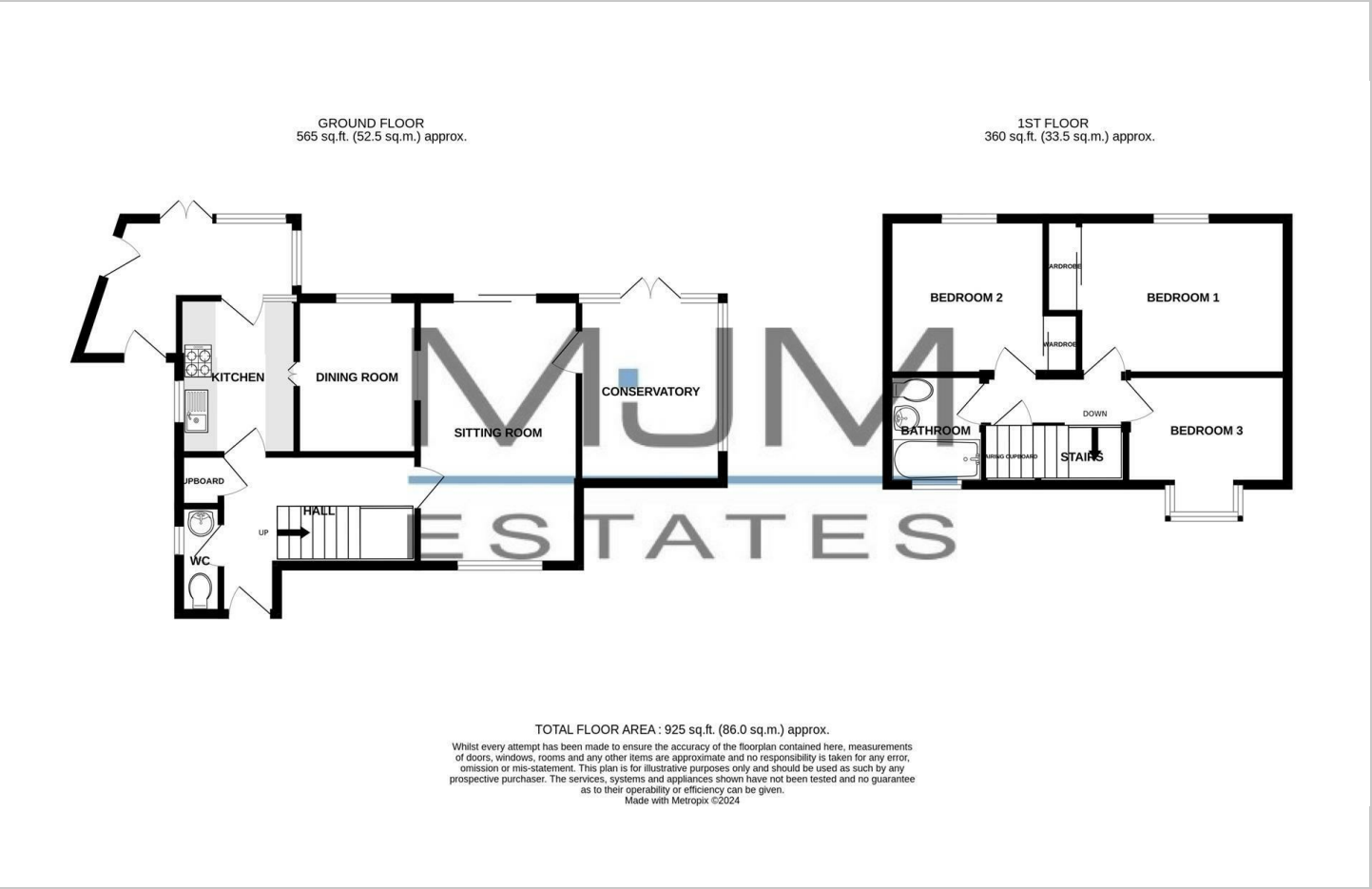
Directions

Proceed from Manningtree high street along Station Road at the roundabout take the first left onto Cotman Avenue then the second right onto Constable Close where the property can be found at the end of the cu de sac





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.

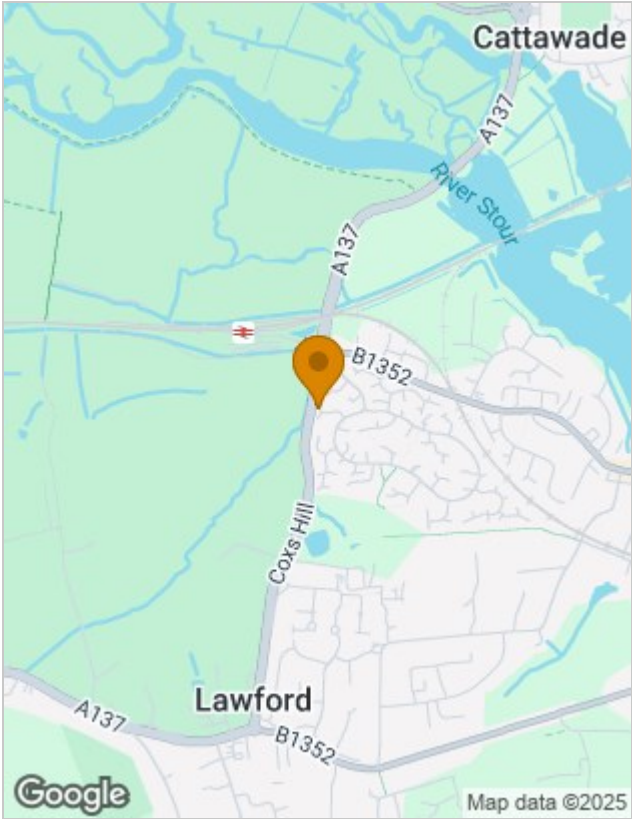
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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

