



Malthouse Road, Manningtree, Essex, CO11 1BY  
£995 PCM

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# Malthouse Road

Manningtree, Essex, CO11 1BY

A modern style unfurnished two bedroom house located within close to Manningtree high street. The property comprises in brief:- Double glazed front door leading into lobby area with storage cupboard door way into Kitchen with window to front elevation base and eye level cupboard single drainer sink unit. Lounge diner located at the rear with spiral staircase and door to rear garden. on the first floor there are two bedrooms and bathroom comprising white suite., bath WC and hand basin

£995PCM



## General information

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## Entrance Hall

Step leading upto front door

Kitchen 7'5" x 7'3" (2.26m x 2.21m)

Lounge/diner 15'8" x 12'7" (4.78m x 3.84m)  
Spiral staircase to first floor

## First floor

Bedroom one 12'7" x 8'2" (3.84m x 2.49m)





## Directions

On foot from our office Proceed along Manningtree high street opposite the Crown Public House turn right onto Stour Street where yo will see a walk through onto Malthouse Road follow this road onto the left and continue where the property can be found in front of you. By Car. Proceed through the high street onto the walls, turn right at Mistley Towers onto New Road follow the road as it bends left turn right into Malthouse Road follow this road and the property can be found on the left hand side by a MJM To Let Board

Bedroom two 12'7" x 7'6" (3.84m x 2.29m)  
Airing cupboard

Bathroom 7' x 4'7" (2.13m x 1.40m)  
White suite

The outside  
We understand the property has parking space opposite in a parking bay

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 months  
Deposit £1148  
Landlords restriction No smokers and no pets  
EPC rating D (65 Current - 93 Potential )  
We understand the property to be council tax band B  
Tendring district council  
Special note:-The stairs in this property may not be suitable for all.

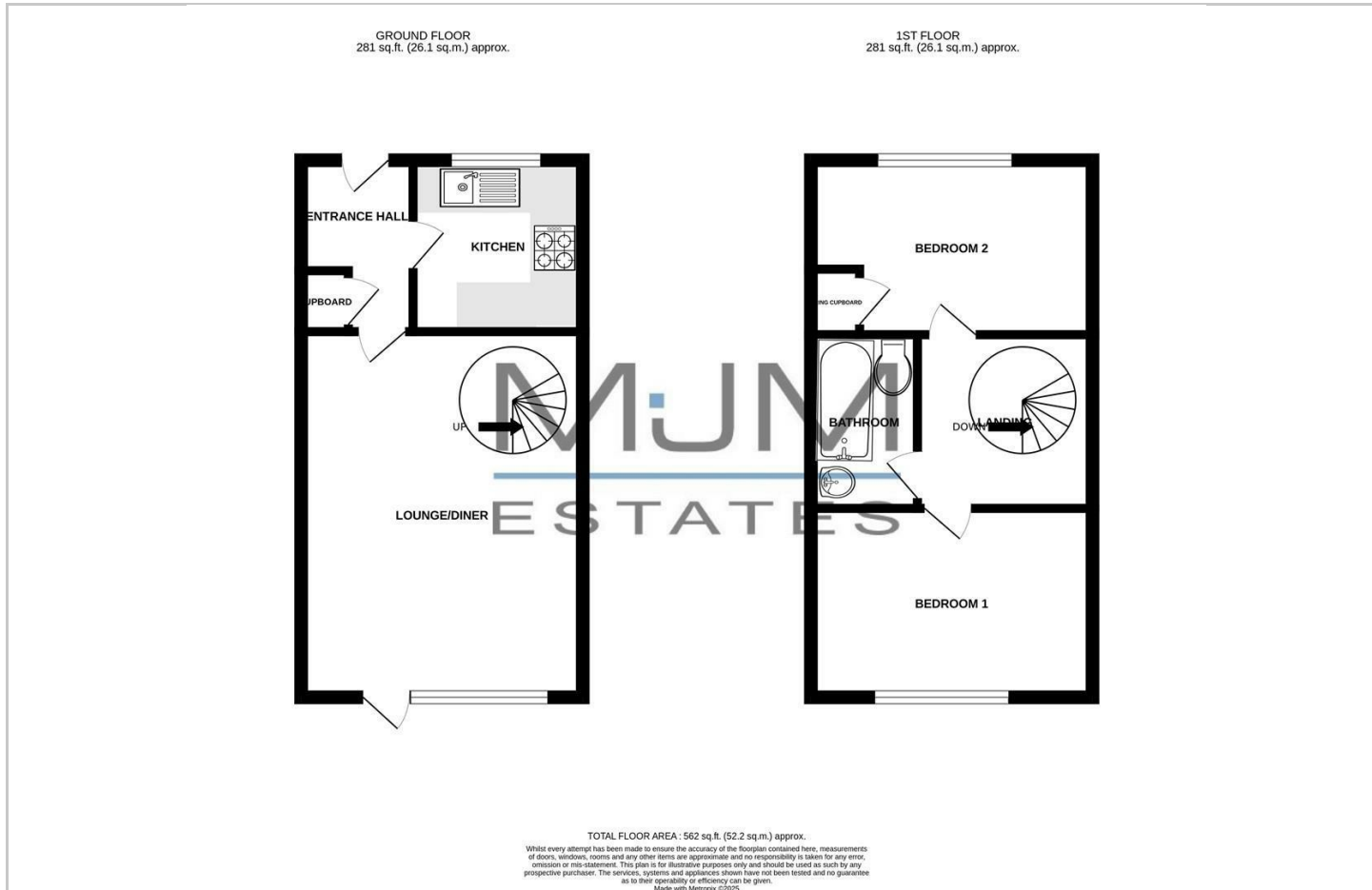
Available: Mid March 2025

Broadband Availability - Standard Superfast and Ultrafast available (Ofcom Broadband Checker - February 2025).

Mobile Coverage - It is understood mobile coverage (indoor) EE,, Vodafone and three is limited, 02 is likely (Data) EE O2, Three and Vodafone is limited (Ofcom Mobile Checker - February 2025)



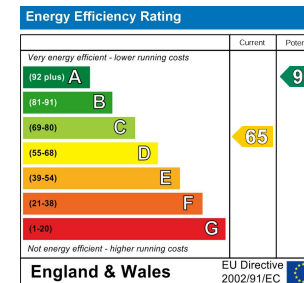
## Floor Plans



## 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.

MJM House 14 South Street, Manningtree, Essex, CO11 1BB

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