

Brunswick House Cut, Manningtree, Essex CO11 1GD
£975 PCM Unfurnished





Brunswick House Cut, Mistley

Manningtree, CO11 1GD

- Gas heating
- Parking space
- Cloakroom
- Rear garden

Unfurnished two bedroom modern style semi detached house located in this popular residential village, while the market town Manningtree can be found a short drive away. The property has the benefit of cloakroom kitchen with hob oven extractor hood over and wall mounted gas fired boiler. Lounge with stairs to first floor and cupboard under. French doors leading out onto rear garden. On the first floor there are two bedrooms, the master located at the rear with built in wardrobe and small single to the front. Bathroom comprising white suite bath shower attachment WC and hand basin



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Entrance hall

Cloakroom

Kitchen 8'10" x 6'4" (2.69m x 1.93m)

Lounge 10'3 x 10'3" (3.12m x 3.12m)

First floor

Bedroom One 10'x 9'4" (3.05mx 2.84m)

Bedroom Two 7'9" x 6'9" (2.36m x 2.06m)

Bathroom 6'4" x 6 (1.93m x 1.83m)

Outside

The property has the benefit of parking space to the rear in the residents carpark. Rear garden with timber shed.



Holding fee

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 £1125

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

EPC rating C (74 Current - 94 Potential)

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

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 likely limited with Vodafone. , EE ,Three and O2. Data is limited EE and Three and none with 02 and Virgin (Ofcom Mobile Checker – December 2024)

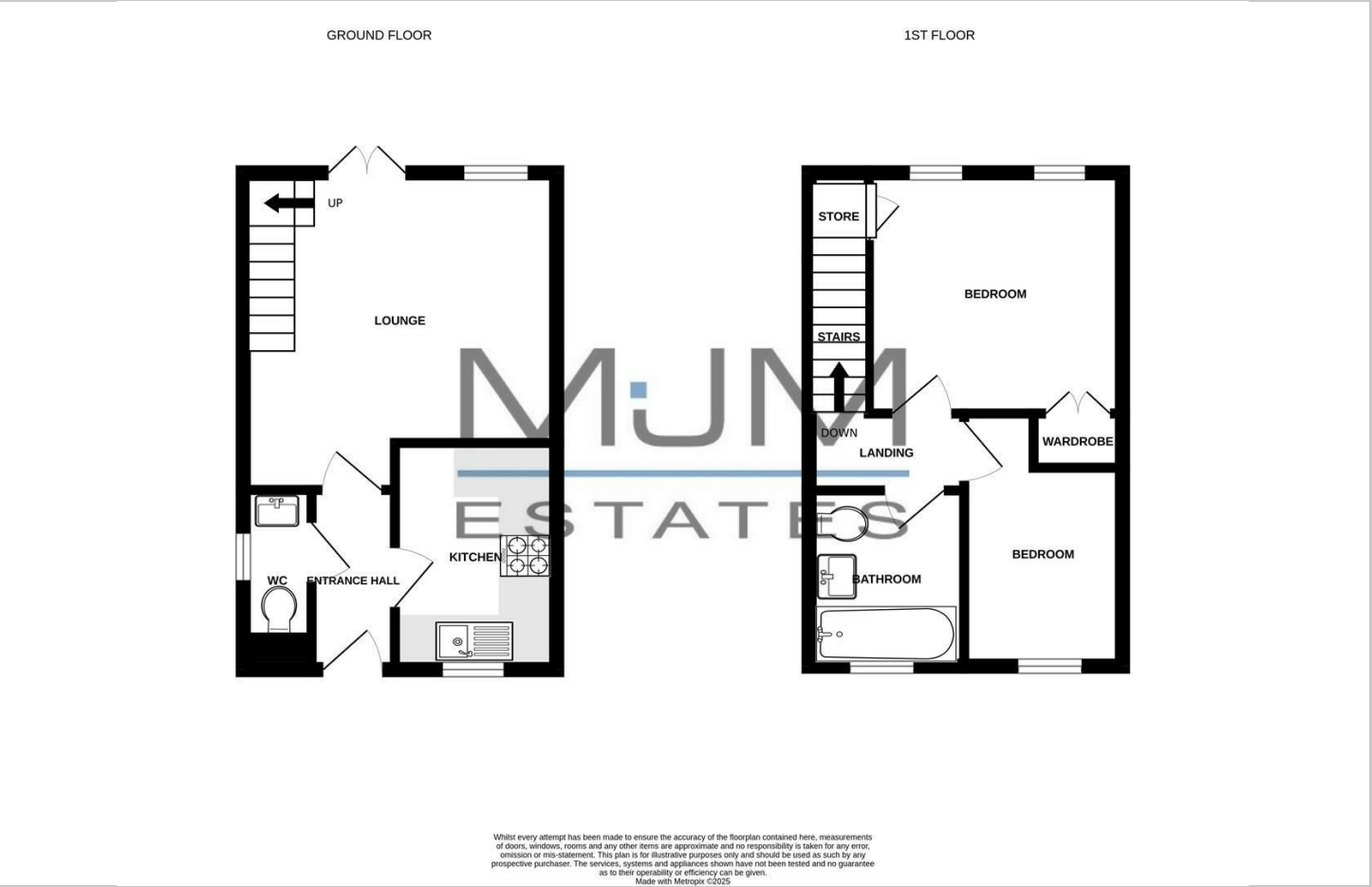
Directions

Proceed along Manningtree high street onto The Walls past Mistley Towers on the left hand side through Mistley high street onto Harwich Road, just before the road turn left, Brunswick Cut can be found on the righthand side, turn right and the property can be found by a MJM to let board





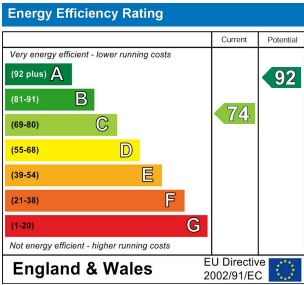
Floor Plans



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.

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