



Hughes Stanton Way, Lawford Dale, Manningtree, CO11 2HQ
£1,000 PCM Unfurnished





Hughes Stanton Way, Lawford Dale

Manningtree, CO11 2HQ

- Gas heating
- Detached
- Off road parking
- Easy access to mainline train station (London Liverpool street approximately one hour)

Unfurnished 1-2 bedroom detached cottage style property on this popular residential development with easy access to Manningtree mainline train station (London Liverpool street approximately one hour)



General information
Unfurnished 1-2 bedroom detached cottage style property on this popular residential development with easy access to Manningtree mainline train station (London Liverpool street approximately one hour). The property comprises in brief:- Heavy timbered front entrance good into lobby with door to ground floor bathroom comprising white suite baht hand basin and WC. Good size lounge with window and door to rear garden and stairs to first floor. Kitchen with base and eye level cupboards. Bedroom 2/dining room with window to front elevation.

Entrance lobby	
Bathroom	6'4" x 5'6" (1.93m x 1.68m)
Lounge	16'9" x 9'6" (5.11m x 2.90m)
Stairs to first floor and door to rear garden	
Kitchen	9'7" x 5'5" (2.92m x 1.65m)
Wall and base level cupboards, single drainer sink unit, tiled flooring	
Bedroom 2/Dining room	9'5" x 7'7" (2.87m x 2.31m)
First floor	
Bedroom 1	15'5" x 9'7" (4.70m x 2.92m)



Directions

Proceed along Station Road at the roundabout take the first left onto Cotman avenue follow the road anti clockwise take the third right turning into Hughes Stanton Way follow the road to the end where the property can be found on the lefthand side by a MJM To Let board

Outside

Driveway providing off road parking. Access to rear garden via wooden gate. Patio area with steps up to lawned area. please note the garden is tired and may not be suitable for everyone

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.

Landlords restrictions No smokers, pets at landlords discretion

Available Mid July 2025

EPC rating D (Current 66 Potential 87)

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

Deposit £1153

Special note:- The property is on a top up smart meters for gas and electricity. Please note the rear garden is tiered and may not be suitable for young children.

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. Photos shown were taken before current tenant took occupation

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

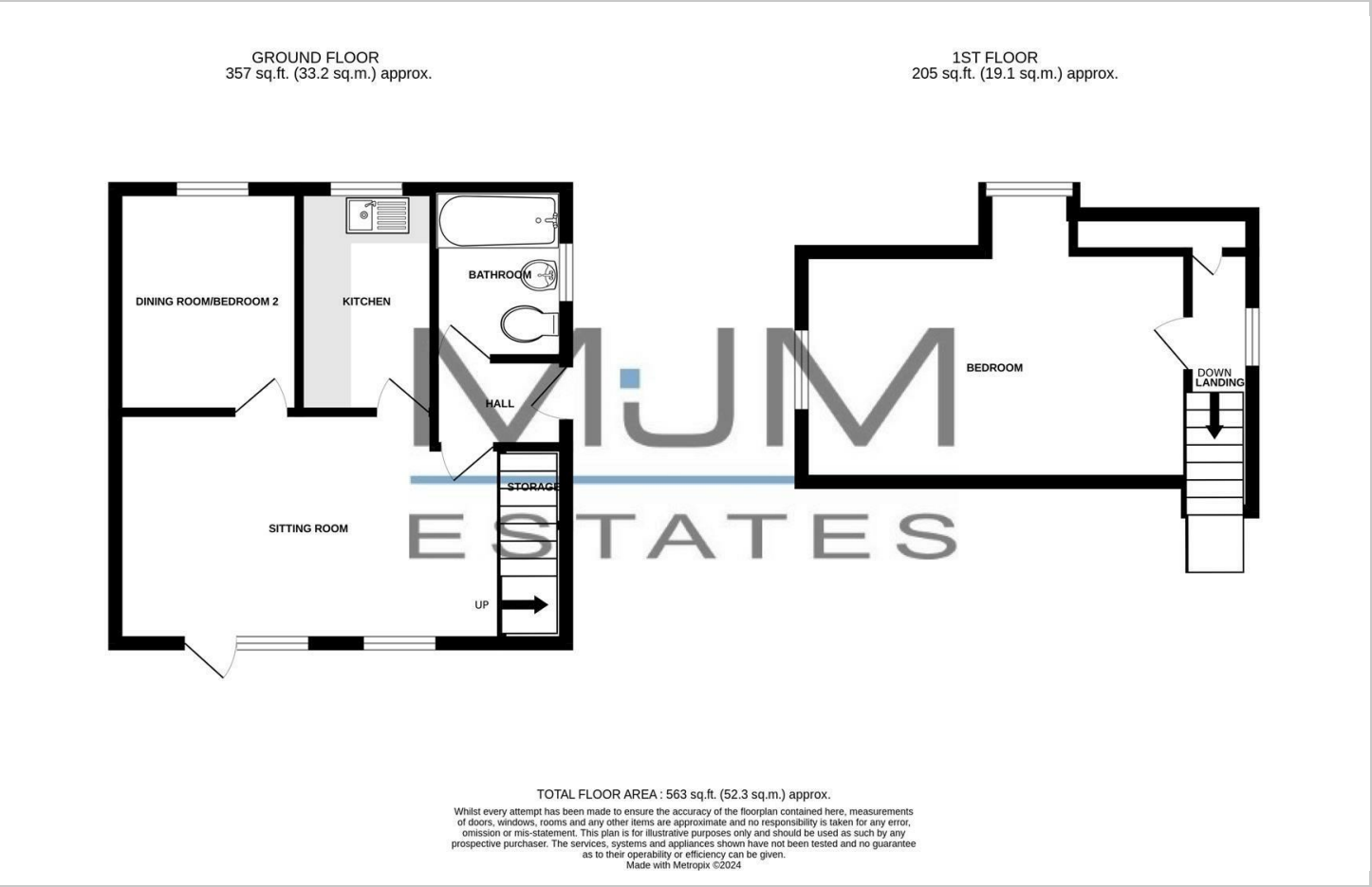
Mobile Coverage - It is understood mobile coverage (indoor)

Voice is likely with EE. Three O2 Vodafone are limited (Ofcom Mobile Checker - May 2025)





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.

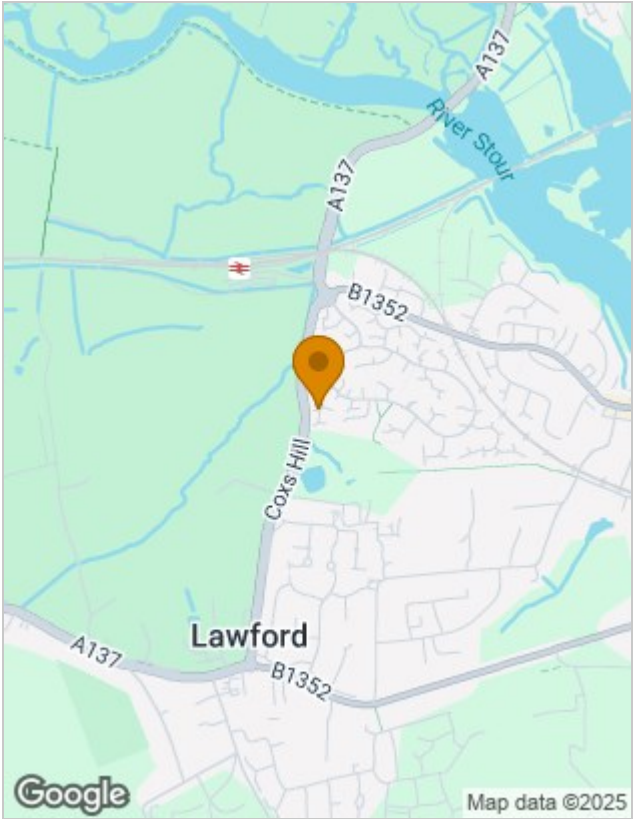
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

MJM House 14 South Street, Manningtree, Essex, CO11 1BB
Tel: 01206 394334 Email: info@mjmestates.co.uk <https://www.mjmestates.co.uk/>
VAT Registration Number 472 388 660

Location Map



Energy Performance Graph

