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01206 394334  
TO LET

Molescroft The Street, Manningtree, CO11 2UU  
£1,600 Per month

4 2 1



# Molescroft The Street

Manningtree, CO11 2UU

- Detached Bungalow
- Ensuite Shower room to master bedroom
- Village location
- Garage + Off Road Parking
- Gas heating

Deceptively spacious unfurnished 4 bedroom detached bungalow located in this popular residential village with primary school, village pubs and sub post office while the market town of Manningtree can be found a short drive away. The property comprises in brief:- Entrance hall with double glazed door and internal doors off to all rooms. Good size lounge with patio doors to rear garden. The kitchen has a range of white fronted eye level and base units with breakfast bar to the far end. Four good size bedrooms, the master bedroom with ensuite shower room is located at the front of the property being of good size. Family bathroom comprises:- Panelled bath WC and hand basin.



£1,600 Per month



## Entrance hall

Lounge/Dining room 19' x 11'9" (5.79m x 3.58m)

Kitchen 15' 4" x 9'5" (4.57m 1.22m x 2.87m)

## Bathroom

Principal bedroom 18' max x 13'6" (5.49m max x 4.11m)

## Ensuite Shower room

Bedroom Two 12'1 x 8'3" (3.68m x 2.51m)

Bedroom Three 11'11" x 9'1" (3.63m x 2.77m)

Bedroom Four/Dining Room  
10'2" x 9'5" (3.10m x 2.87m)

## The Outside

## Important Information

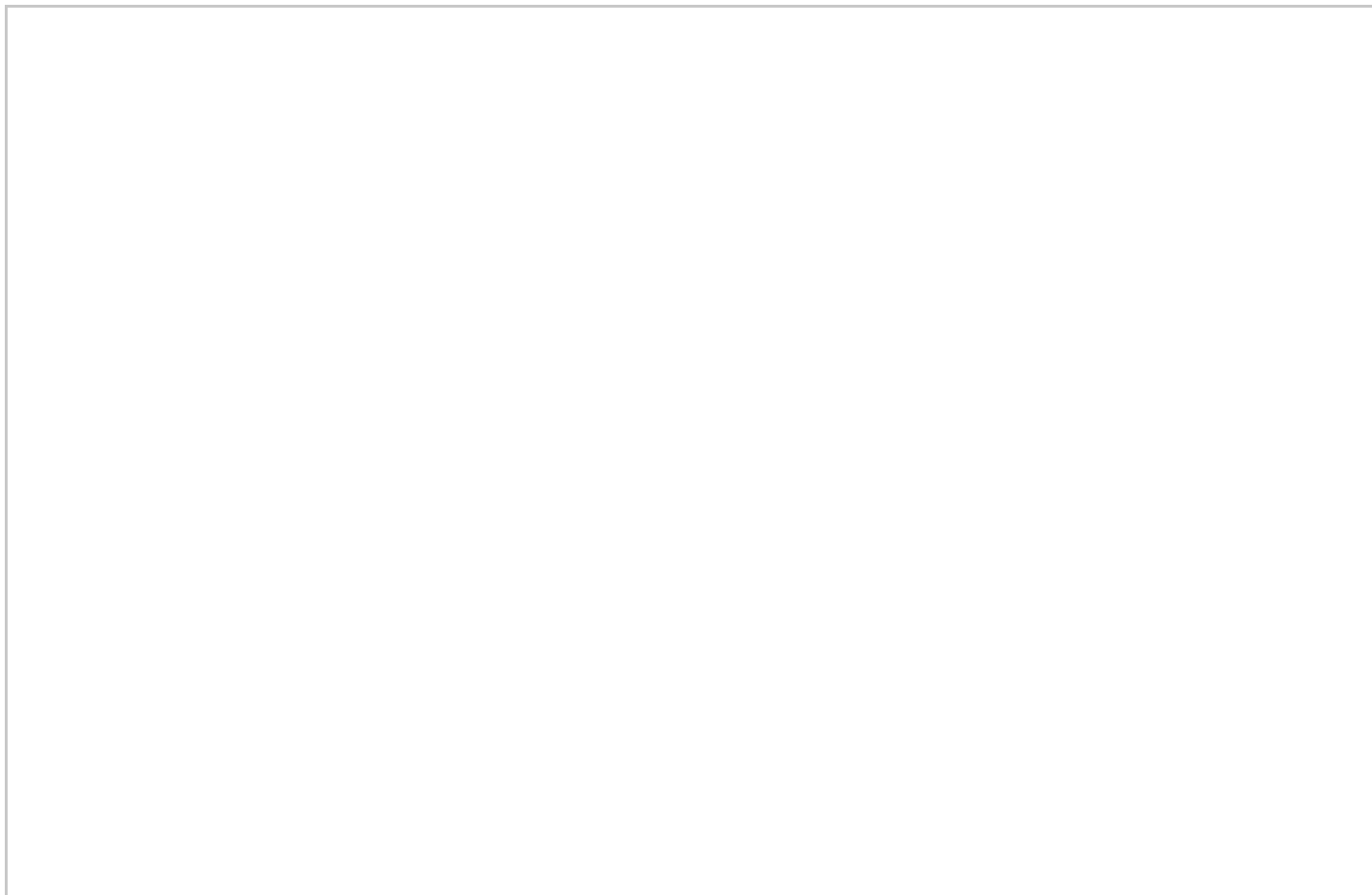


Directions

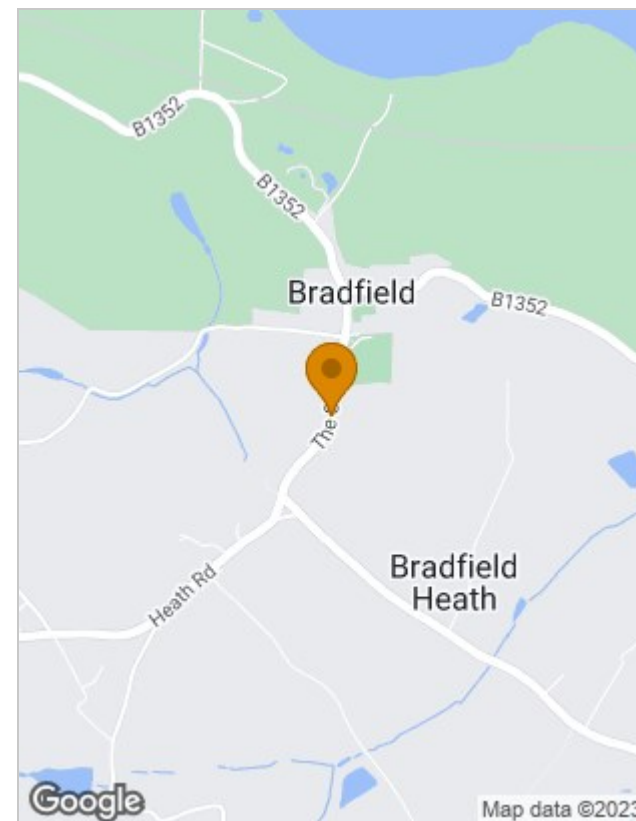




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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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