



£1,295 PCM Unfurnished

School Lane, Lawford, Manningtree, Essex, CO11 2JA

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Rarely available two bedroom detached bungalow situated on this popular residential road in Lawford. The property enjoys large rear garden backing onto open aspect off road parking, conservatory and lounge/ diner

## General Information

Unfurnished two bedroom detached bungalow located in this popular village. The property is entered via a double glazed door leading into the hallway with doors off to all principal rooms. The two bedroom are located at the front of the property both with double glazed windows. the master with fitted wardrobes. Modern kitchen with base and eye level cupboards, stainless steel sink, built in hob and oven. Shower room comprises;- shower cubicle WC and hand basin. The lounge/diner is located at the rear of the property with door to garden room. The garden room runs the width of the property with windows overlooking the rear garden

## Entrance hall

## Lounge

55'9" x 29'6" x 36'1" x 32'9" (17'9" x 11'10")

## Dining area

9'11" x 8'11" (3.02m x 2.72m)

## Garden Room

17' x 7'5" (5.18m x 2.26m)

## Kitchen

12'8" x 8'10" (3.86m x 2.69m)

Modern fitted kitchen

## Shower room

8'2" x 5' 7" (2.49m x 1.52m 2.13m)

## Bedroom one

12'5" x 8'10" (3.78m x 2.69m)

## Bedroom two

9'6" x 9'1" (2.90m x 2.77m)

## Outside

The bungalow is set back from the road via front garden providing off road parking. Wooden gate with driveway leading to garage which we understand has power and light connected and up and over door (please note the driveway to the side of the property is narrow and may not be passable to get cars to the garage. Rear garden with gravel area, leading onto lawn area at the rear with flower and shrub borders in all the rear garden is approx. 110' in depth.

## 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

Rent exclusive of council tax and utilities

Landlords restrictions No smokers, pets considered

Available Approx Now

EPC rating E ( 46 Current - Potential 87 )

We understand the property to be council tax band C

Tendring District Council

Deposit £1494

Special note:- No access to loft space. Please note the driveway to the side of the property is narrow and may not be passable to get a modern day car/vehicle to the garage

## Holding Deposit

Prospective tenants are required to pay a holding fee to MJM Estates equivalent to a weeks rent. Once the holding deposit has been received MJM Estates will suspend marketing of the property for 15 calendar days subject to commencement of referencing. Once references have been completed and accepted MJM Estates will confirm the tenancy. The holding deposit paid will then be deducted/contribute towards the first months rent.

## Directions

Proceed from Manningtree high street along Station Road at the roundabout take the second left up Coxes Hill at the next roundabout take the right onto Wignall Street then second left into School Lane follow the road for approx 900 yards where the property can be found on the right hand side after the entrance to Lawford playing fields

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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