



26 Constable Close, Manningtree, CO11 2LD  
£1,500 PCM





# 26 Constable Close

Manningtree, CO11 2LD

- Conservatory
- Garage
- Easy access to Manningtree mainline train station
- Utility
- 2 Reception areas

Unfurnished three bedroom detached house located on this popular residential development with easy access to Manningtree mainline train station (London Liverpool street approx one hour away). The property comprise Entrance hall with cloakroom and storage cupboard door to kitchen with further door into utility area with door to rear garden and garage, also on the ground floor there is a lounge with doors to rear garden, arch way to dining area and door to conservatory. On the first floor there are three bedrooms and a bathroom.



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Entrance Hall  
Stairs to first floor. Storage cupboard.

Kitchen 9'3" x 7'1" (2.82m x 2.16m)

Lounge 16' x 9'7" (4.88m x 2.92m)

Dining area 9'3" x 7'2" (2.82m x 2.18m)

Conservatory 11'8" x 8'8" (3.56m x 2.64m)

Utility room  
14'3" max x 8'7" max narrowing 4'9" (4.34m max x 2.62m max narrowing 1.45m )  
Off kitchen

First floor

Bedroom one 12 x 9'3"

Bedroom two 9'3" x 9'5" (2.82m x 2.87m)

Bedroom three 9'6" x 6'4" (2.90m x 1.93m)

Bathroom 6'3" x 5'2" (1.91m x 1.57m)



#### Outside

The property has the benefit of single garage with up and over door. Enclosed rear garden principally laid to lawn with flower and shrub borders.

#### 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

Landlords restrictions No smokers no pets and children at landlords discretion

Available Mid/Late April 2024

EPC rating C (71 Current Potential 87 )

We understand the property to be council tax band D  
Tendering District Council

Deposit £1730

Special note:- Please note the rear garden backs onto Coxs Hill.

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

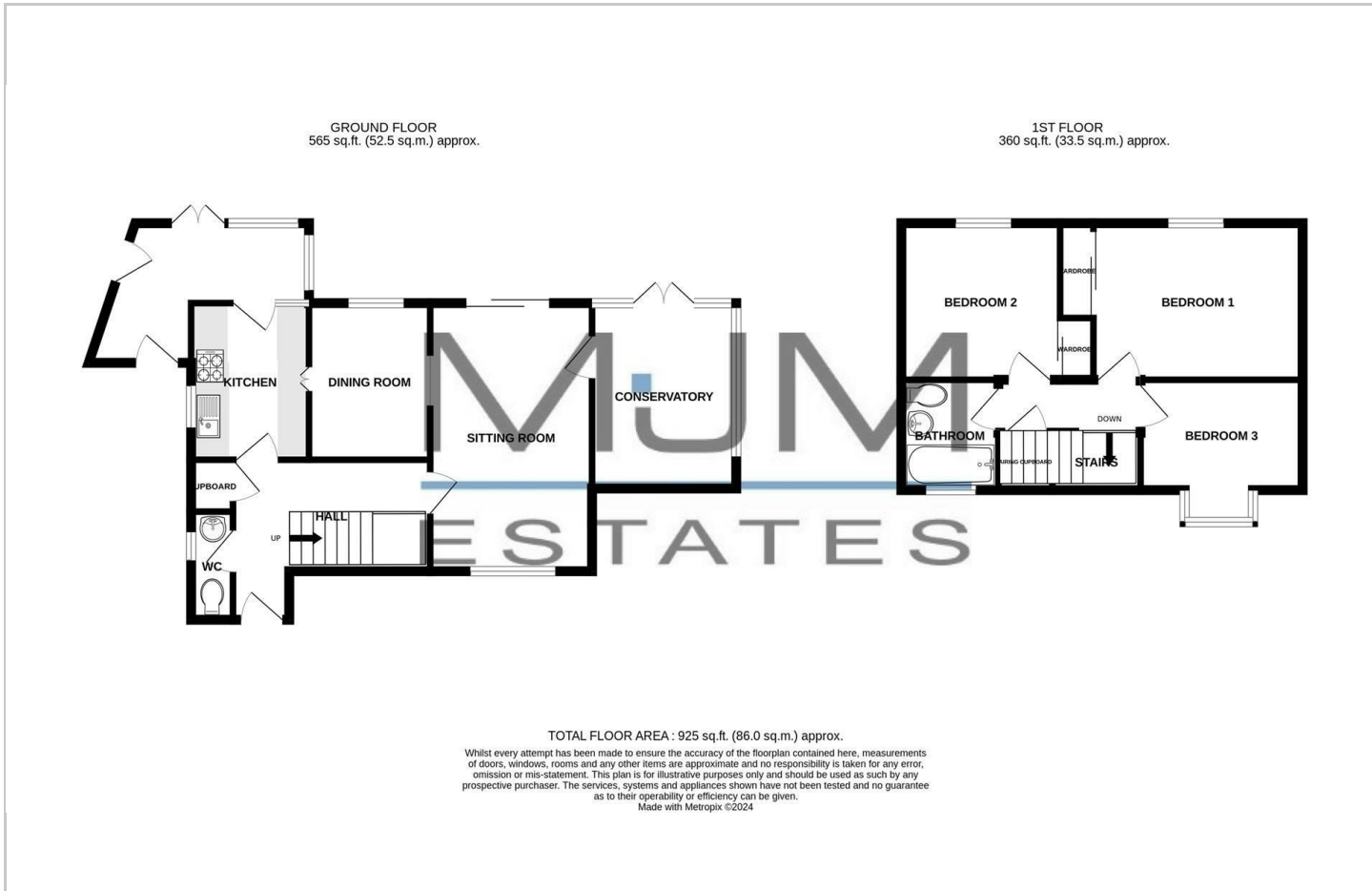
#### Directions

Proceed from Manningtree high street along Station Road at the roundabout take the first left onto Cotman Avenue then the second right onto Constable Close where the property can be found at the end of the cu de sac





## 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.

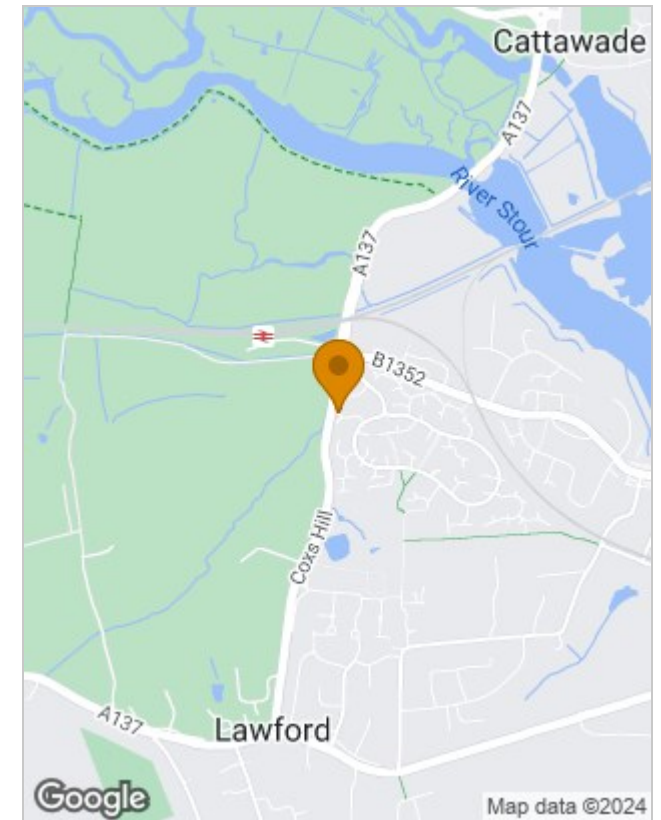
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Consumer Protection Regulations 2008

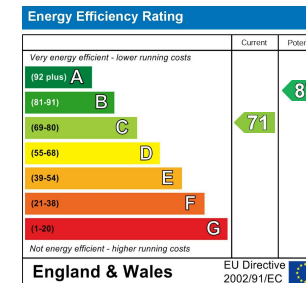
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## Location Map



## Energy Performance Graph



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