

Oxford Road, Manningtree, Essex CO11 1BN  
£795 PCM Unfurnished





# Oxford Road

Manningtree, Essex CO11 1BN

- Gas Heating
- Double glazing
- Recently fitted lounge and bedroom carpet
- Rear garden
- East access to Manningtree high street

Unfurnished one bedroom established house located within a short distance of Manningtree high street. The property has new flooring in the lounge and bedroom plus redecorated walls throughout

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Lounge 10'3" x 9'9" (3.12m x 2.97m)

Kitchen 11'5" x 5'9" (3.48m x 1.75m)

First floor

Bathroom 7'6" x 6'8"max (2.29m x 2.03mmax)

Bedroom 11'6" x 9'8" (3.51m x 2.95m)

Outside

Rear courtyard with storage shed/cupboard and door to outbuilding providing access to rear garden laid to Astro turf with summer/shed to the rear.





### 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, minimum 12 months let, no pets, would suit working single person

Available Approx Miid August 2024

EPC rating D (64 Current - Potential 73 )

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

Special note:- On street parking only. There is a pedestrian right of way through the rear garden from neighboring properties. Please note the stairs in the property are quite steep  
Deposit £1136

We understand mains water, drainage, gas and electricity are connected to the property

Broadband Availability - Standard and Superfast available (Ofcom Broadband Checker - July 2024).

Mobile Coverage - It is understood that the available mobile service in the area is provided by O2, likely EE, Vodafone and Three limited. (Ofcom Mobile Checker - July 2024)

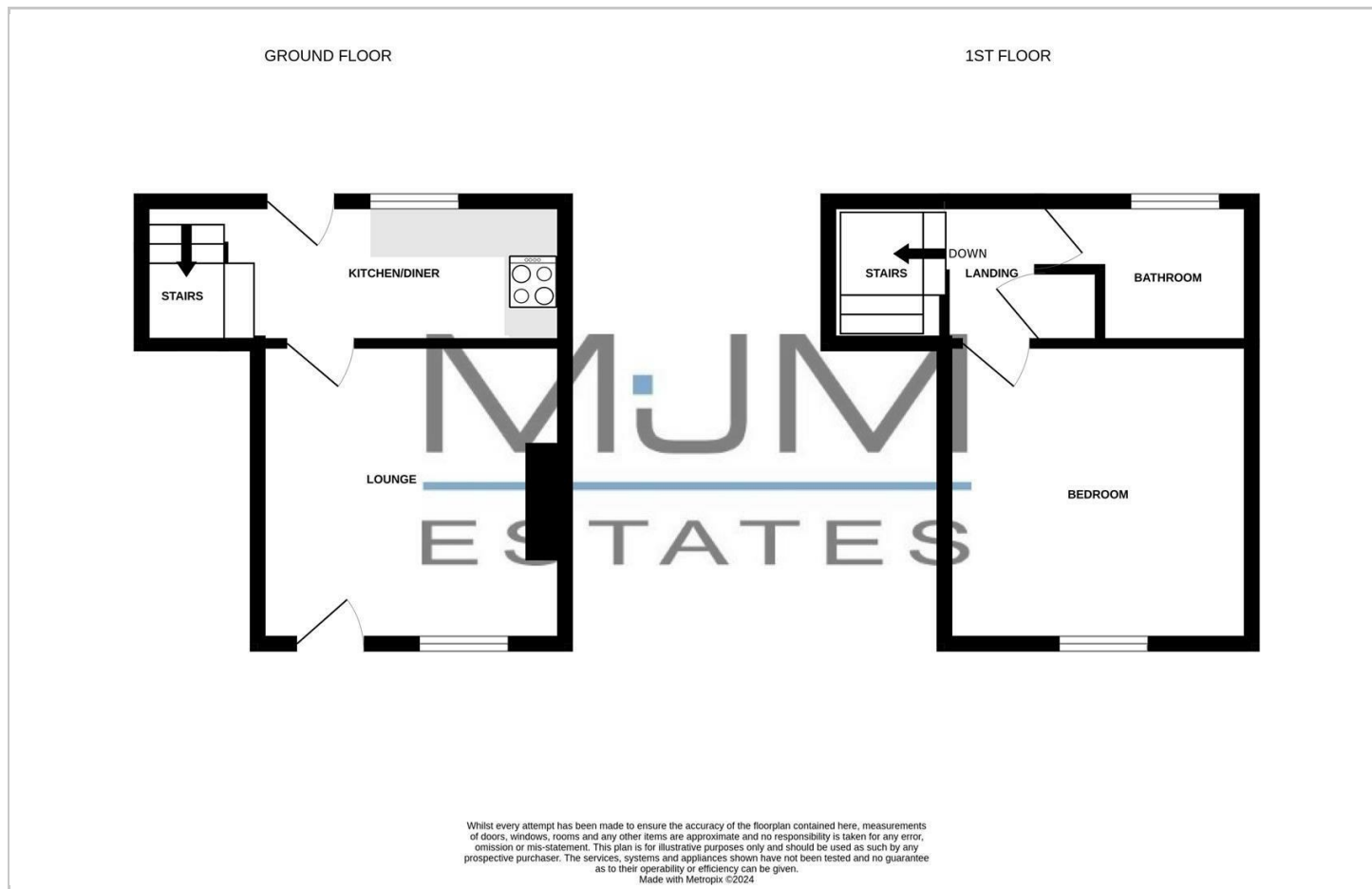
### Directions

Proceed from Manningtree high street turn right onto South Street towards the top turn left into Regent Street follow for approx. 50 yards where the property can be found Infront of you in Oxford Road

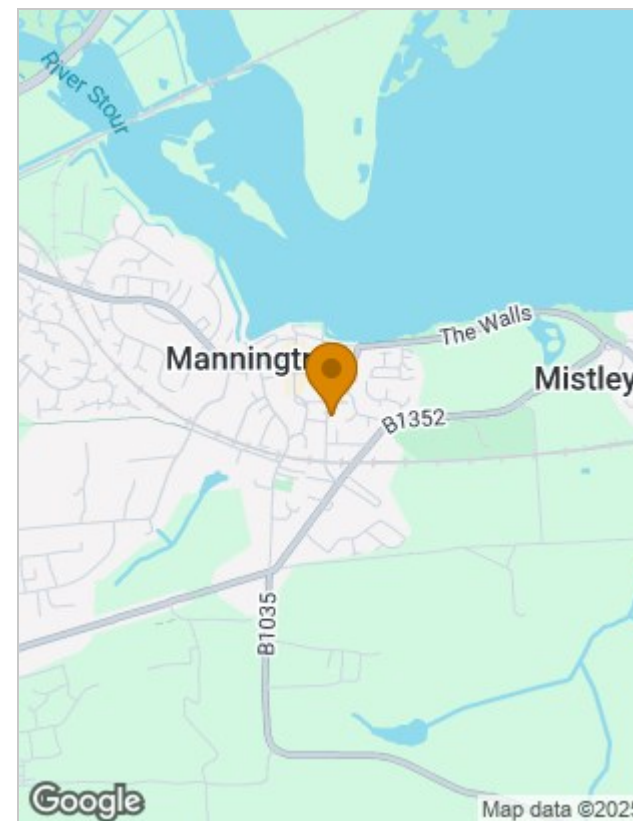




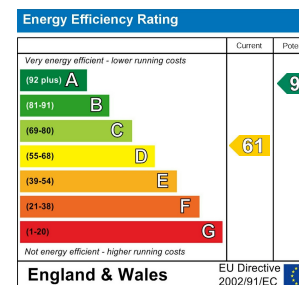
## Floor Plans



## Location Map



## Energy Performance Graph



OnTheMarket

rightmove

## 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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