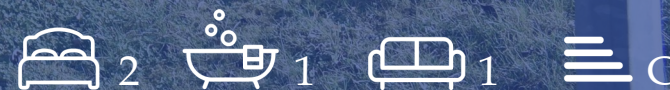




Cotman Avenue, Lawford Dale, Manningtree, CO11 2LB
£1,100 Per month Unfurnished





Cotman Avenue, Lawford Dale

Manningtree, CO11 2LB

- Garage
- Gas Heating
- Good size master bedroom

Unfurnished two bedroom semi detached property located on this popular residential development with easy access to Manningtree mainline train station (London Liverpool street approximately one hour)



£1,100 Per month Unfurnished



Entrance hall

Double glazed front entrance door. Stairs leading to first floor

Lounge

15'5" x 9'10" (4.70m x 3.00m)

Patio doors leading onto rear garden and double glazed window to front elevation

Kitchen

8'5" x 8'3" (2.57m x 2.51m)

Double glazed door to side and double glazed window to rear elevation. Tiled flooring. Gloss front unit with base and eye level cupboards,. Tiled splash back. Oven and plumbing for washing machine

First floor

Master bedroom

15'5 x 8'8" reducing to 7'5" (4.70m x 2.64m reducing to 2.26m)

Bedroom two

7'3" x 6'6" (2.21m x 1.98m)

Bathroom

White suite comprising:- Paneled bath with shower, WC and hand basin with vanity unit under. Cupboard housing gas fired boiler. Double glazed window.

Outside and Gardens

Front garden laid to lawn with steps leading upto the front door. Access to rear garden via wooden side gate. Enclosed rear garden with patio area and steps upto lawn area with gate leading out on Garage. The driveway to the front of the garage is accessed from the road signed posted Cotman Avenue 55 - 59.



Important Information

The rent is exclusive of utilities and council tax.

Initial term 6/12 months

Deposit £1269

Landlords restriction No smokers and no pets would suite working professional couple.

EPC rating D

We understand the property to be council tax band B Tendring district council

Special note:- There are parking restrictions for on street parking. No parking Monday - Friday between 11am and 12pm. There are steps leading up to the property which may not be suitable for all. Available: Approx End of October/Start of November 2024
The pictures shown in this brochure were taken before the current tenant took occupation.

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

Mobile Coverage - It is understood mobile coverage (indoor) is likely limited with Vodafone. providers O2, EE Three and Vodafone (Ofcom Mobile Checker - October 2024)

Holding Deposit

Prospective tenants are required to ay 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.

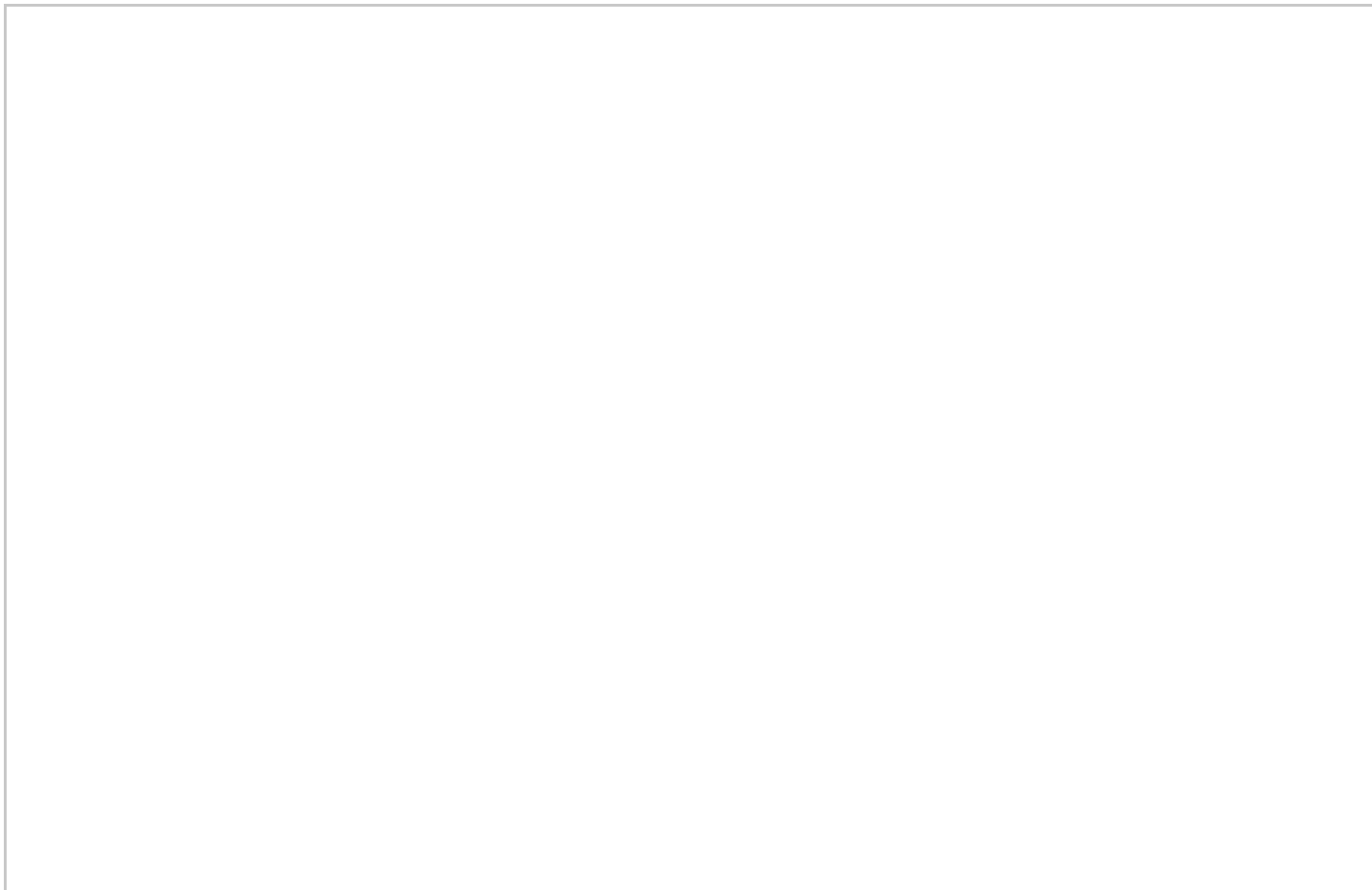
Directions

Proceed through Manningtree high street along Station road at the roundabout take the first exit onto Cotman Avenue follow the road anti clockwise past Hughes Stanton Way on the right you will find a walk way and the proeprty is located on the left hand side of the walkway





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.

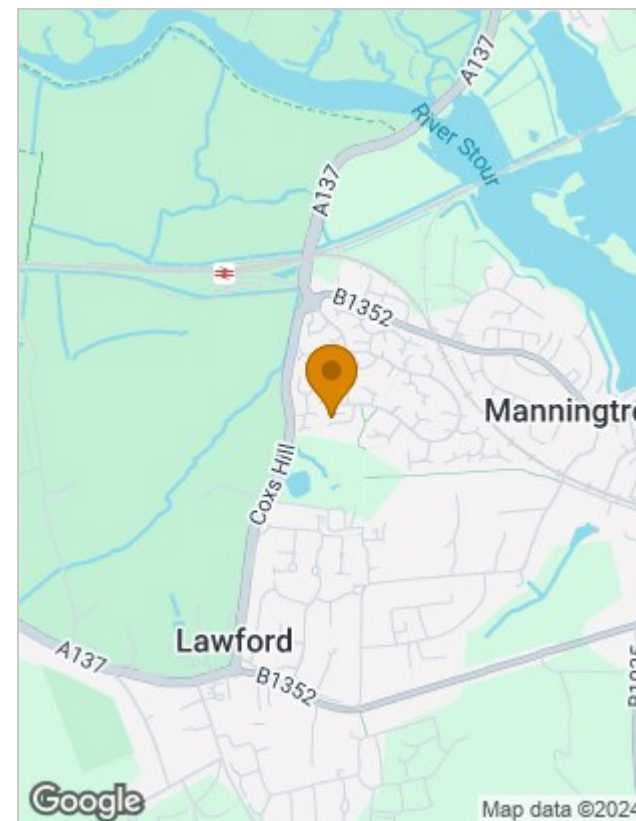
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

