

MJM
ESTATES



#Cattawade Street, Manningtree, CO11 1RG
£925 PCM Unfurnished

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Cattawade Street, Brantham

Manningtree, CO11 1RG

- Gas heating
- Parking Space
- Manningtree mainline train station a short drive away
- Rear Courtyard
- Available January 2025

Unfurnished two bedroom modern style terrace house comprising of:- Lounge with stairs to first floor. The modern kitchen is located at the rear of the property with base an eye level cupboards. On the first floor there are two bedrooms the mater being of good size situated at the front and the smaller second bedroom at the rear. Bath comprises of white suite with shower attachment and part tiling to walls.

£925 PCM Unfurnished



Lounge	15'9" x 13' (4.80m x 3.96m)
Kitchen	12'7" x 6'9" (3.84m x 2.06m)
First floor	
Master bedroom	14' x 12'7" max (4.27m x 3.84m max)
Bedroom two	11'9" x 6'1" (3.58m x 1.85m)
Bathroom	

The Outside

We understand the property has one parking space to the rear in the residents carpark. Small rear courtyard garden.





Important information

The rent is exclusive of utilities and council tax.

Initial term 12 months

Deposit £1067

Landlords restriction No smokers ,no pets would suit professional couple.

EPC rating C (73 Current - 89 Potential)

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

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

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

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

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.

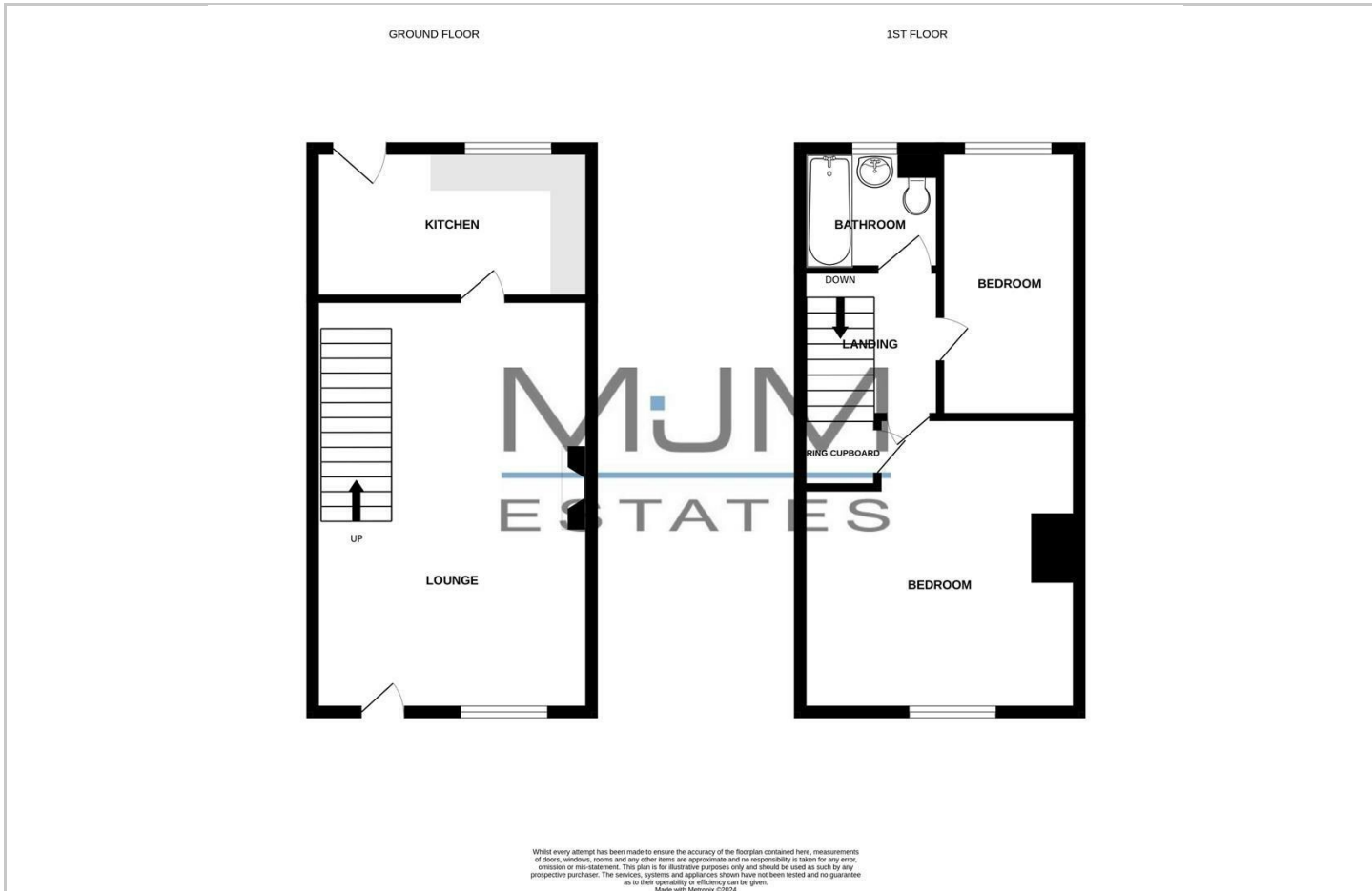
Directions

Proceed from Manningtree along the A1037 at the roundabout take the third exit where the property can be found on the right-hand side





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.

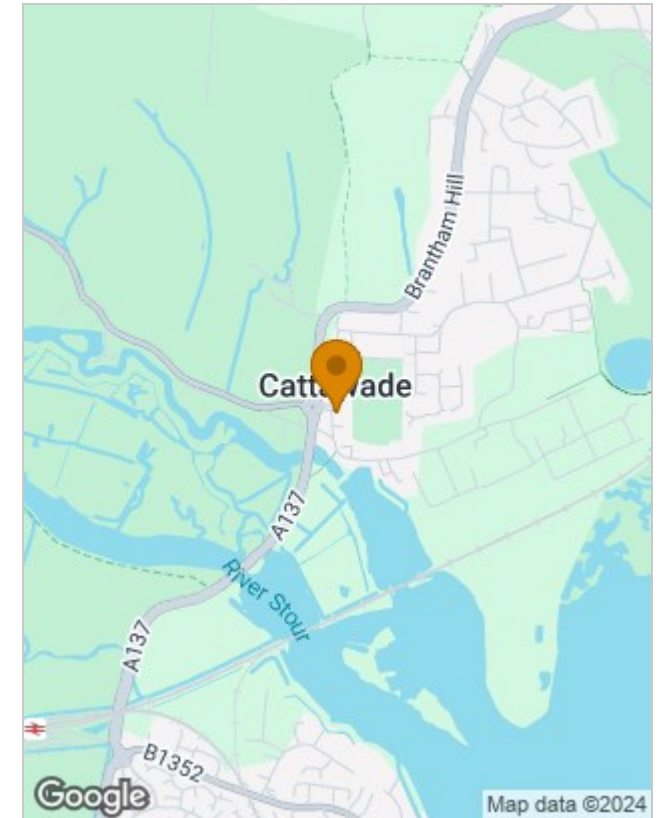
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

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Location Map



Energy Performance Graph

