



Railway Street, Manningtree, Essex, CO11 1DS

£1,100 PCM Unfurnished





# Railway Street

Manningtree, Essex, CO11 1DS

- Bathroom and Shower room
- Gas heating
- Easy access to Manningtree high street
- Off road parking
- Rear garden

Unfurnished two bedroom semi detached house located within a short distance of Manningtree high street

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## General

Unfurnished two bedroom semi detached house located within a short distance of Manningtree high street

Lounge 11'4" x 10'4" (3.45m x 3.15m)

Kitchen 11'4" x 10'3" (3.45m x 3.12m)

Rear lobby

Ground floor Bathroom 7'1" x 6'9" (2.16m x 2.06m)

First floor

Bedroom one 11'4" x 10'3" (3.45m x 3.12m)  
Door into Shower room

Shower room 9'4" x 7'4" (2.84m x 2.24m)  
Accessed through bedroom one

Bedroom two 10'5" x 9'3" (3.18m x 2.82m)





## Outside

Off road parking for small car tot he front of the property.  
shared side access leading to rear garden principally laid to lawn with timber shed

## 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

The rent is exclusive of utilities and council tax.

Landlords restrictions No smokers, would suite professional couple

Available September 2025

EPC rating D (64 Current -7 Potential 71)

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

Deposit £1269

Broadband Availability - Standard Superfast and Ultrafast available (Ofcom Broadband Checker - July 2025).

Mobile Coverage - It is understood mobile coverage outdoor is good with EE, Three, Vodafone nad 02. indoor limited (Ofcom Mobile Checker July 2025)

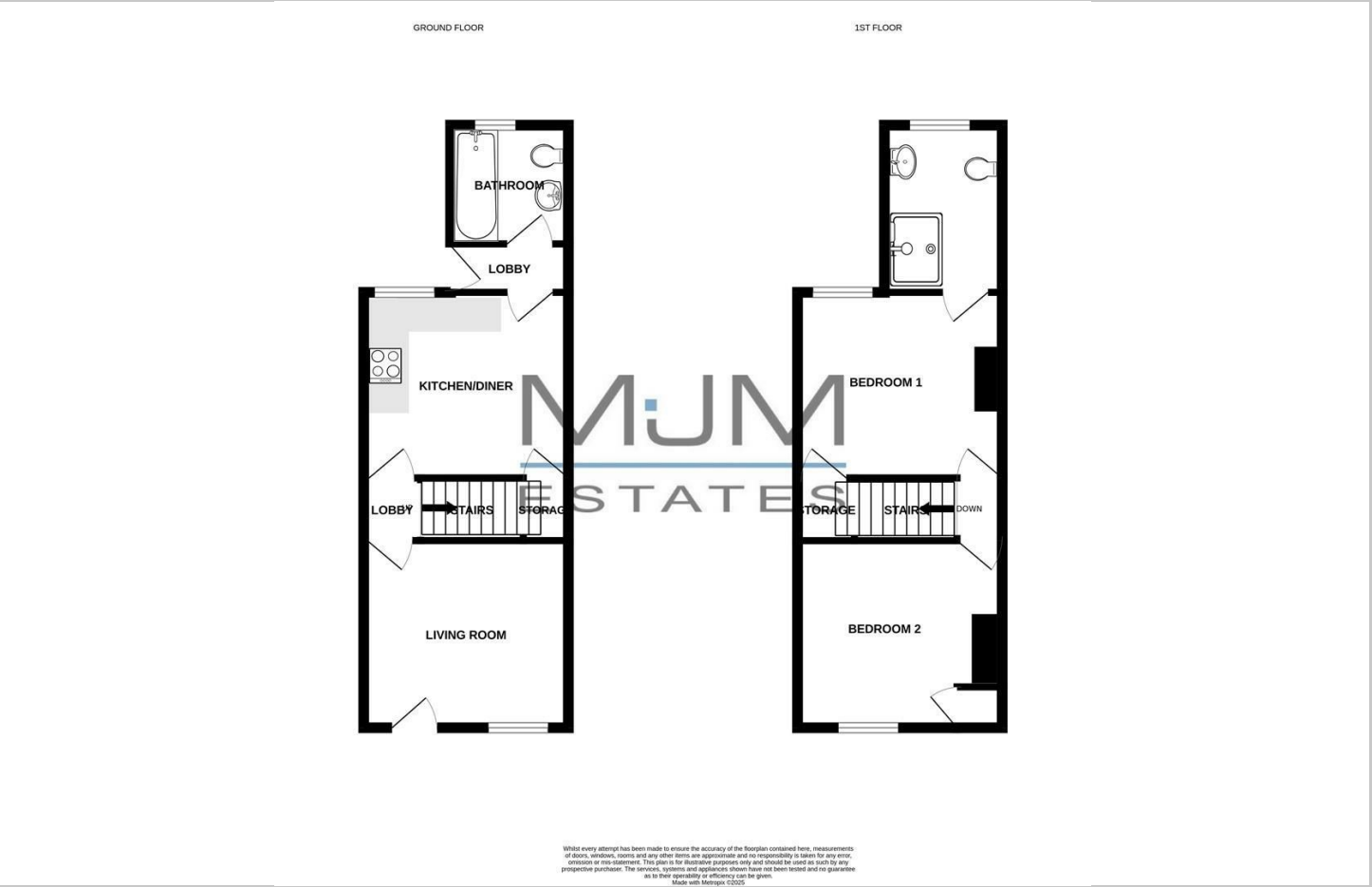
## Directions

From Manningtree high street on foot walk up Brook Street turn right into Railway Street 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

