



Colchester Road, Lawford, Manningtree, CO11 2BT
£1,600 PCM Unfurnished





Colchester Road, Lawford

Manningtree, Essex, CO11 2BT

- Good size rear garden
- Located close to local schooling
- Modern kitchen
- Garage plus parking
- Modern bathroom suite

Three bedroom unfurnished detached property located close to primary and secondary schooling with good size rear garden

£1,600 PCM Unfurnished



Entrance hall
Double glazed front door and stairs to first floor

Lounge 13'4" x 9'6" max (4.06m x 2.90m max)

Kitchen/breakfast room 20' x 6'7" (6.10m x 2.01m)

Cloakroom 5'9" x 3'1" (1.75m x 0.94m)
Located at the rear of the garage

First floor

Master bedroom 11'2" x 9'6" max (3.40m x 2.90m max)

Bedroom Two 11'4" max x 7'7" (3.45m max x 2.31m)

Bedroom three/Cot room 9'6" x 5'3" (2.90m x 1.60m)
Currently used as a dressing room. Built in over stairs cupboard

Bathroom 8'4" x 5' (2.54m x 1.52m)
Modern white suite

Outside

Off road parking to the front of the property. Single garage 15' x 3" x 9'8" as already mentioned with cloakroom to the rear.
Access to rear garden





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 End of October 2025

EPC rating C (72 Current - Potential 87)

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

Deposit £1846

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

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

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 - October 2025)

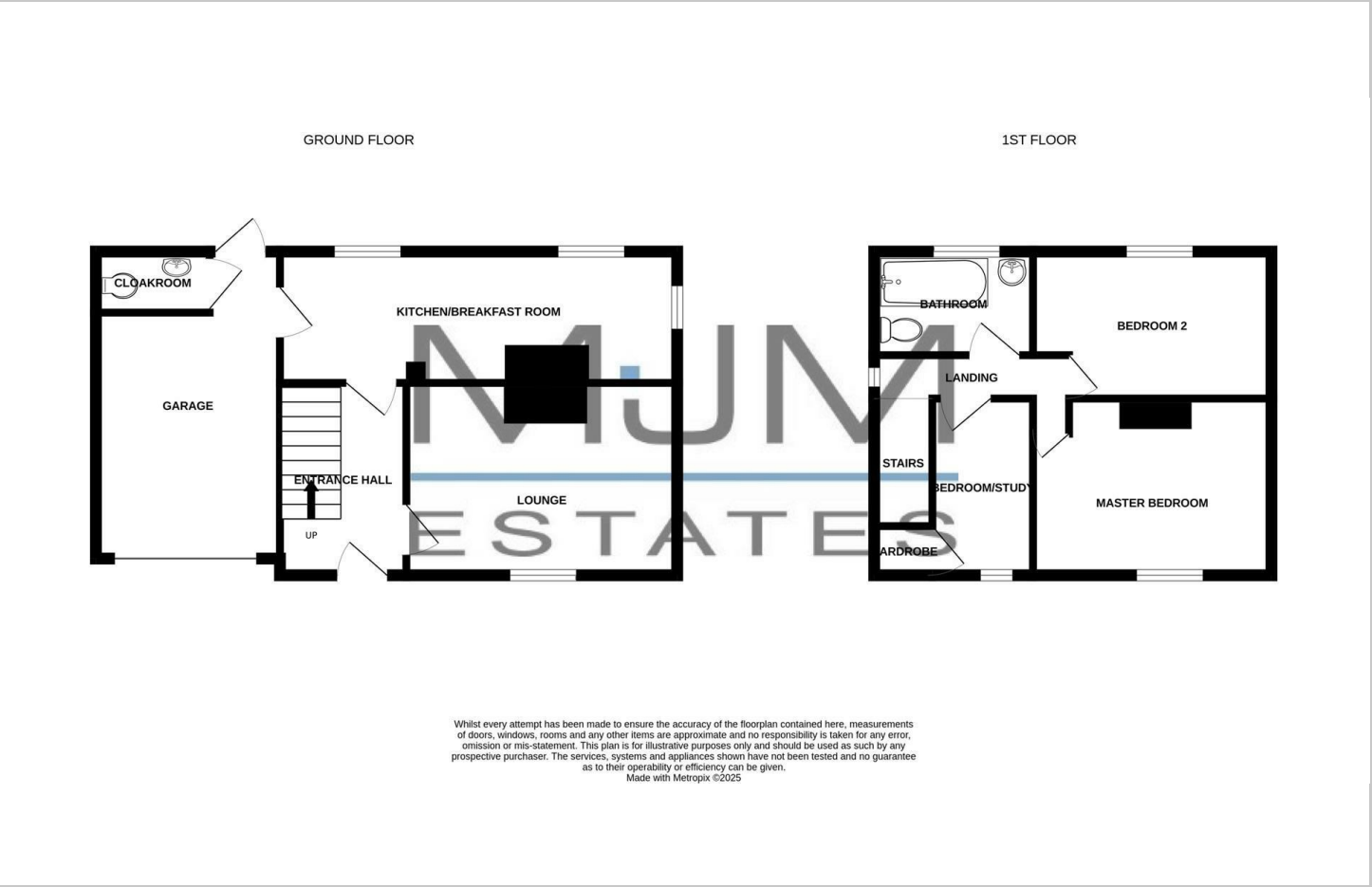
Directions

Proceed from Manningtree high street turn onto Colchester Road follow the road past Manningtree secondary school on your right and the property can be found on the left hand side via a MJM To let board





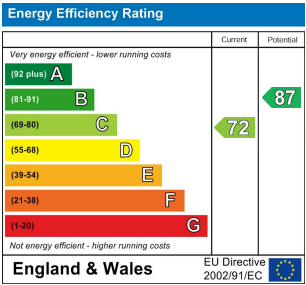
Floor Plans



Location Map



Energy Performance Graph



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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