



Cotman Avenue, Lawford Dale, Manningtree, CO11 2LB
£1,350 PCM Unfurnished





Cotman Avenue, Lawford Dale

Manningtree, CO11 2LB

- 2 Reception areas
- Single garage
- Cloakroom

Unfurnished three bedroom detached house close to Manningtree mainline train station (London Liverpool street approx. 1 hour away). The property has 2 reception areas, modern gas boiler cloakroom and single garage

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Entrance hall
Stairs to first floor

Lounge area 13'4" x 10'1" (4.06m x 3.07m)

Dining area 9'8" x 7'3" (2.95m x 2.21m)

Cloakroom 5'2" x 2'8" (1.57m x 0.81m)

Kitchen 10'4" x 7' (3.15m x 2.13m)

First floor

Bedroom one 10'11" x 9'4" (3.33m x 2.84m)

Bedroom two 11'5" x 8'11" (3.48m x 2.72m)

Bedroom three 6'7" x 6'5" (2.01m x 1.96m)

Bathroom 6'10" x 6' (2.08m x 1.83m)



Outside

Shared access leading to single garage with up and over door. Access to rear garden via wooden gate with large patio and steps down to lawned area.

Important information

The rent is exclusive of utilities and council tax.

Deposit £1557

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

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

Special note:- There are parking restrictions for on street parking. No parking Monday - Friday between 11am and 12pm.

Available: Approx MId of October 2025

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

Mobile Coverage - It is understood mobile coverage (indoor) good with EE and 02 and Three limited, Vodafone indoor not available . Outdoor good with O2, EE Three and Vodafone (Ofcom Mobile Checker -October 2025)

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.

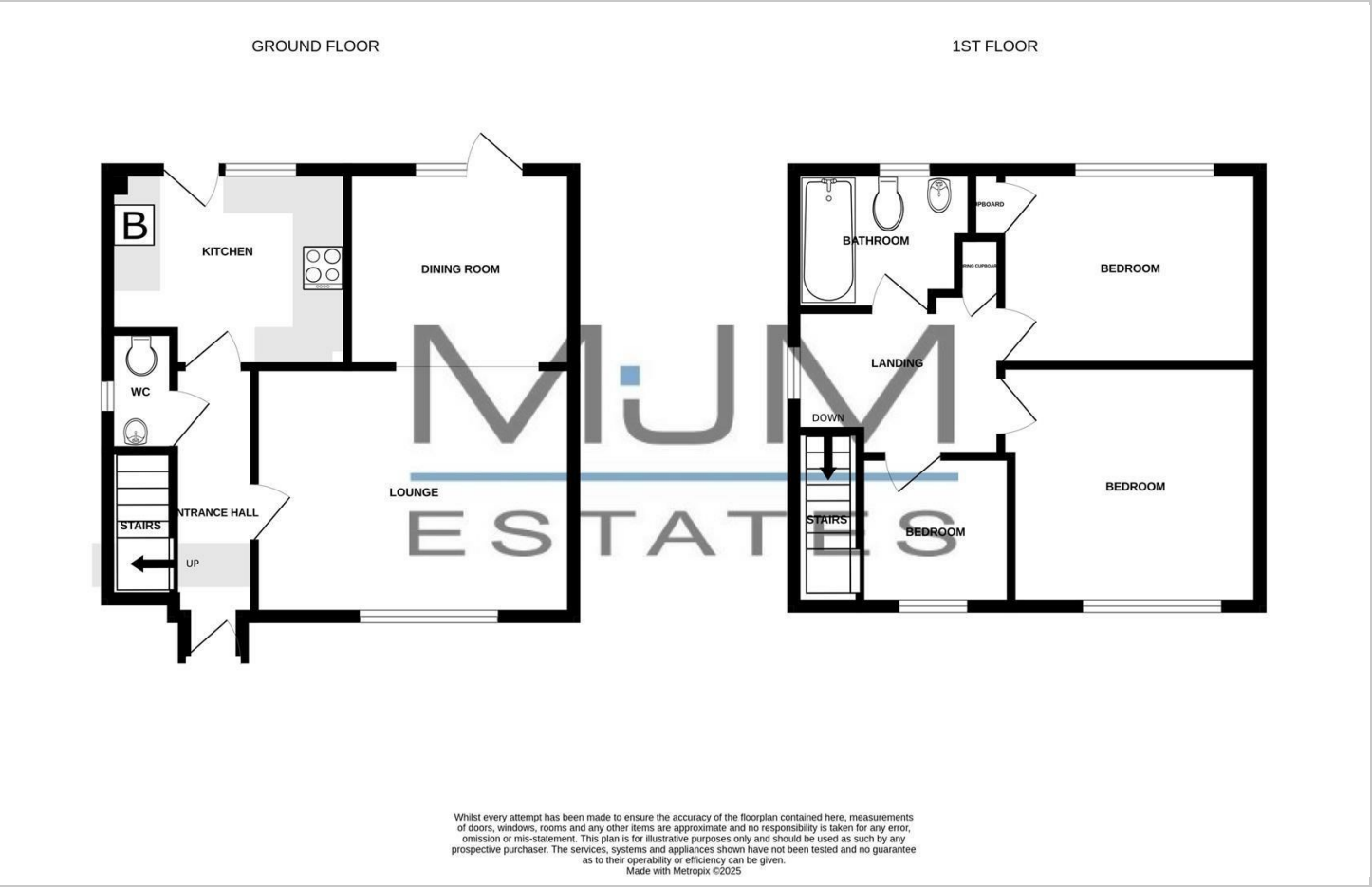
Directions

Proceed from Manningtree high street along Station Road at the roundabout turn left onto Cotman Avenue where the property can be found apporx 900 yards on the righthand 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.

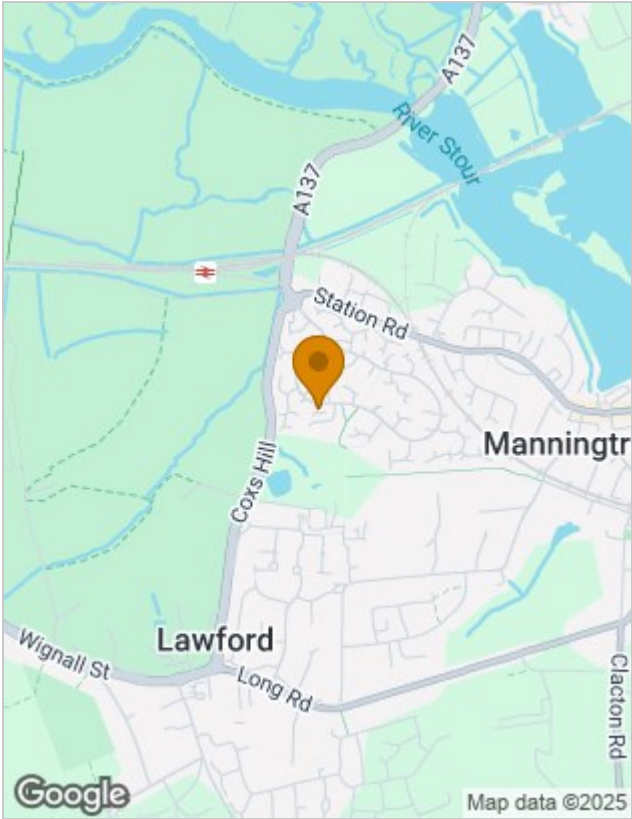
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

