



Blake Close, Lawford Dale, Manningtree, CO11 2JR
£1,100 PCM Unfurnished





Blake Close, Lawford Dale

Manningtree, CO11 2JR

- Easy access to Manningtree mainline train station London Liverpool street approx 1 hour
- Off road parking

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)

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Entrance hall
Stairs to first floor

Lounge 16'2" x 10'4" (4.93m x 3.15m)

Kitchen 11'8" x 8'2"max (3.56m x 2.49mmax)

First floor

Bedroom one 15'3" x 7'4" (4.65m x 2.24m)
Built in wardrobe

Bedroom two 7'6" x 6'3" (2.29m x 1.91m)

Bathroom 8'7" x 4'5" (2.62m x 1.35m)

Outside
Shared driveway leading to driveway to the side of the proeprty.
Access to rear garden via wooden gate, principally laid to lawn with shrubs





Holding deposit

Prospective tenants are required to pay a holding fee to MJM Estates equivalent to a week's 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 month's rent.

Important information

The rent is exclusive of utilities and council tax.

Initial term 6/12 months

Deposit £1269

Landlords restrictions;- No smokers and no pets would suite working professional couple.

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 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 O2 and Three limited, Vodafone indoor not available. Outdoor good with O2, EE Three and Vodafone (Ofcom Mobile Checker -October 2025)

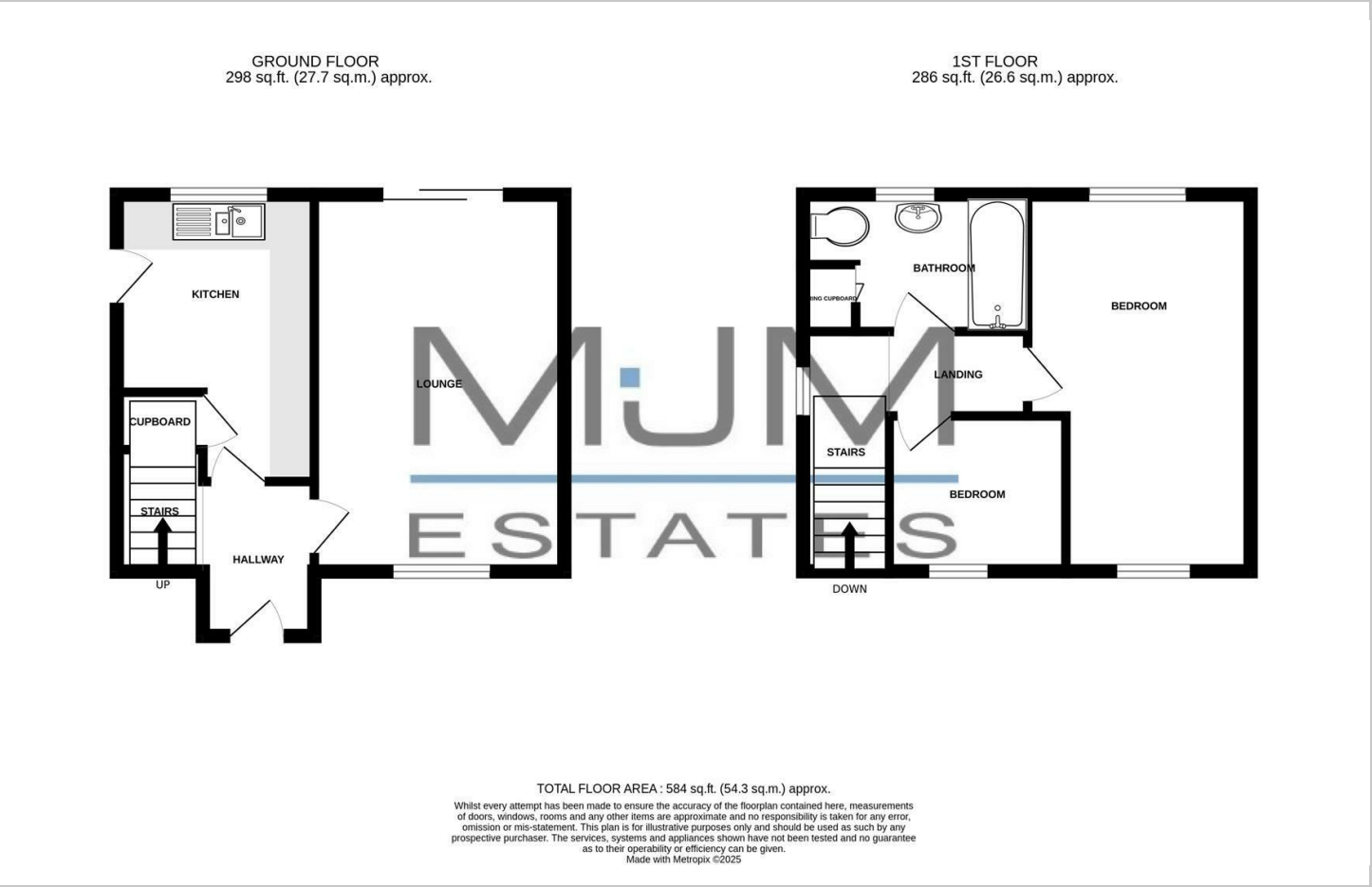
Directions

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 continue where Blake close can be found on the lefthand 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.

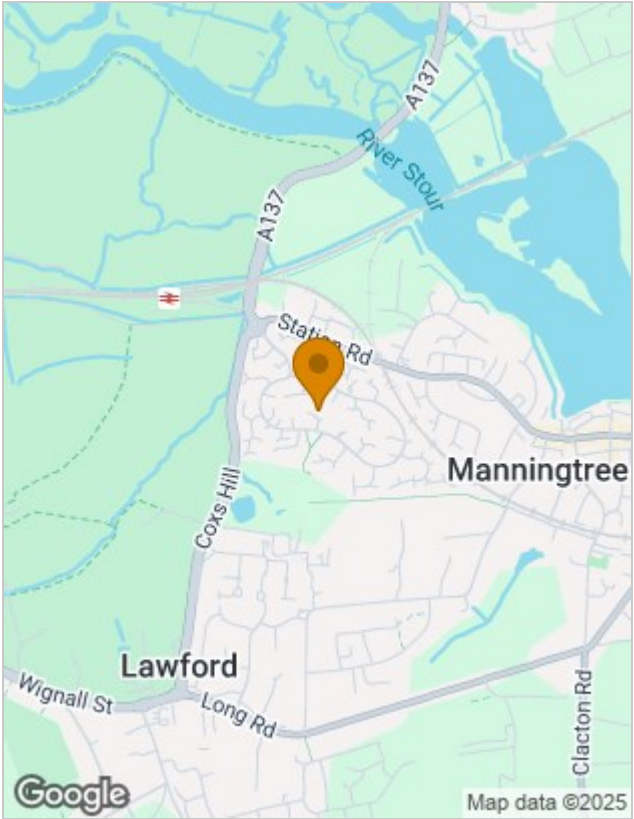
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

