

MJM  
ESTATES



Long Road, Lawford, Manningtree, CO11 2EF  
£1,650 PCM Unfurnished









# Long Road, Lawford

Manningtree, Essex CO11 2EF

Nestled on Long Road in the charming village of Lawford, this established extended 3/4 bedroom semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned reception rooms, this property provides ample space for both relaxation and entertaining. T

One of the standout features of this property is its proximity to local schooling, making it an excellent choice for families with children. Additionally, the mainline railway station is just a short distance away, providing easy access to nearby towns for commuters.



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Entrance hall  
Stairs leading to first floor. Plumbing for washing machine.

Bedroom 4/ Study  
11'8" max x 8'8" (3.56m max x 2.64m)

Dinning area  
Opening into lounge area  
12'9" x 9'2" (3.89m x 2.79m)

Lounge area  
Wood burner  
18'5" x 12'3" (5.61m x 3.73m)

Kitchen area  
12' x 7'8" (3.66m x 2.34m)

Cloakroom

First floor

Bedroom one  
12'4" x 9'3" (3.76m x 2.82m)

Bedroom two  
10' x 10'1" (3.05m x 3.07m)

Bedroom three  
9'4" x 7'2" (2.84m x 2.18m)



## Directions

### Bathroom

6'2" x 6'1" (1.88m x 1.85m)

### Outside

The property is recessed from the road with driveway providing ample off road parking . Enclosed rear garden with timber shed to the rear.

### Important information

The rent is exclusive of utilities and council tax.

Initial term 12 months

Deposit £1903

Landlords restriction No smokers

EPC rating D (Current67 - Potential 83)

We understand the property to be council tax band C

Tendring district council

Available: End of March 2026

Special note: The photos shown in this brochure were taken before the current tenants moved in

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

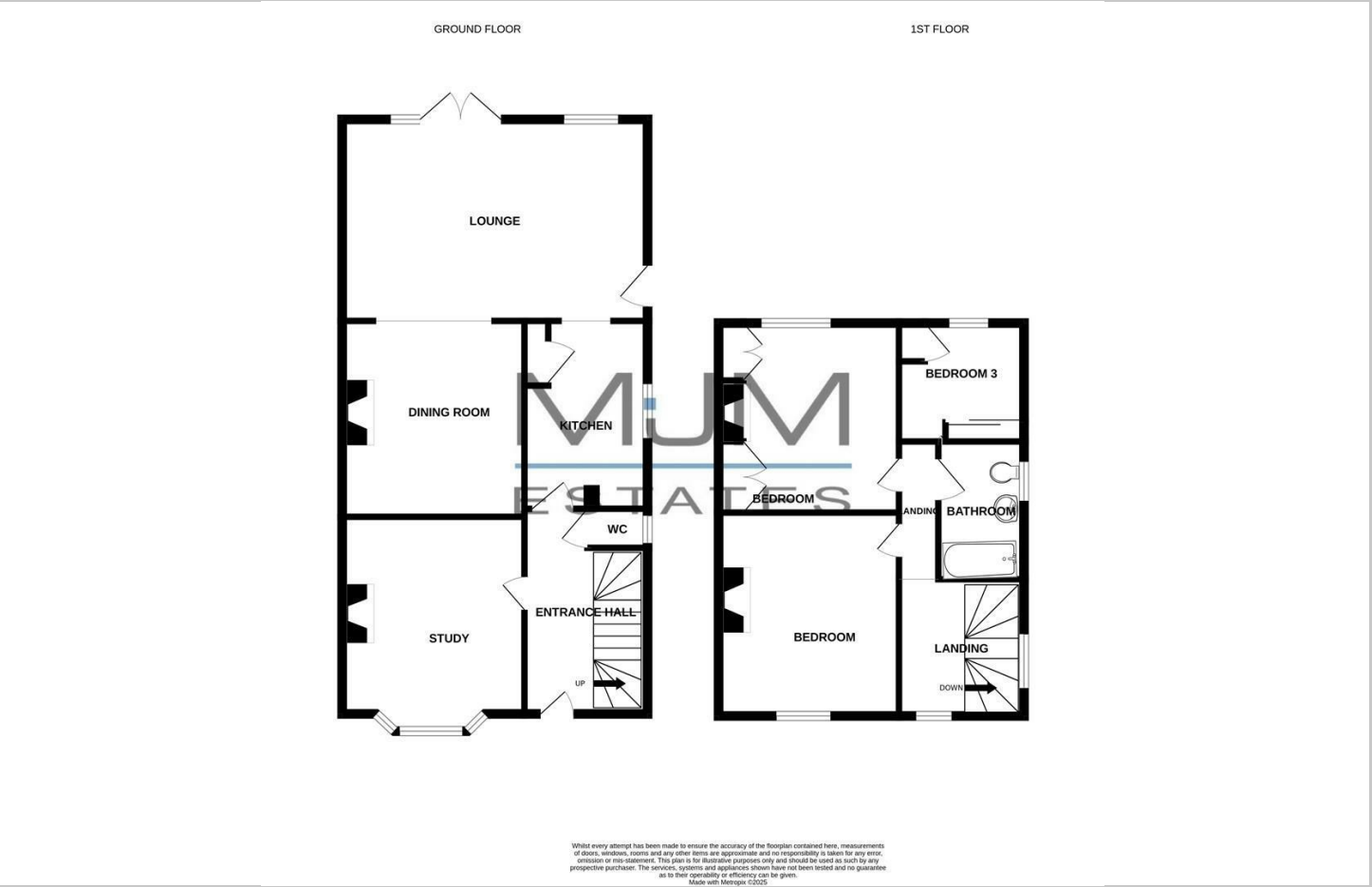
Mobile Coverage - It is understood mobile coverage outdoor is good with EE and Three, variable with 02 and none with Vodafone (Ofcom Mobile Checker )







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

