



Harwich Road, Mistley, Manningtree, CO11 1LP
£995 PCM Unfurnished

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Harwich Road, Mistley

Manningtree, CO11 1LP

- Cloakroom
- Enclosed rear garden
- Parking space in residents carpark at the rear

Unfurnished two bedroom modern style terrace house located in this popular residential village, while the market town Manningtree can be found a short drive away. The property has the benefit of cloakroom kitchen with hob oven extractor hood over and integrated fridge freezer and wall mounted gas fired boiler. Lounge with stairs to first floor and cupboard under. French doors leading out onto rear garden. On the first floor there are two bedrooms, the master located at the rear with built in wardrobe and small single to the front. Bathroom comprising white suite bath shower attachment WC and hand basin



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Entrance hall
Front entrance door

Cloakroom 5'10" x 2'8" (1.78m x 0.81m)

Kitchen 8'10" x 6'4" (2.69m x 1.93m)

Lounge 13' 10'2" x 10'3" (3.96m x 3.10m x 3.12m)
Stairs to first floor. French doors opening out to rear garden

First floor

Bedroom 1 9'10" x 9'4" (3.00m x 2.84m)
Built in wardrobe and overstairs cupboard

Bedroom 2 7'9" x 6'8" (2.36m x 2.03m)

Bathroom 6'4" x 6' (1.93m x 1.83m)
White suite:- Bath with Shower attachment, WC, hand basin and double glazed window



Directions

Proceed along Manningtree high street onto The Walls past Mistley towers on the left into Mistley High street follow Harwih Road until you see the MJM board on the right hand side

Outside

The property has the benefit of one parking space to the rear in the residents carpark at the rear. Enclosed rear garden

Important Information

The rent is exclusive of utilities and council tax.

Deposit £1148

EPC rating C (Current 74 - Potential 93)

We understand the property to be council tax band B Tendring district council.

Available: Mid August 2026

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

Special note The photos shown in this brochure were taken before the current tenant took occupation.

Broadband Availability - Standard Superfast and Ultrafast available (Ofcom Broadband Checker - July 2026).

Mobile Coverage - It is understood mobile coverage outdoor is good., EE ,Three and Vodafone. and variable with 02 (Ofcom Mobile Checker - July 2026)

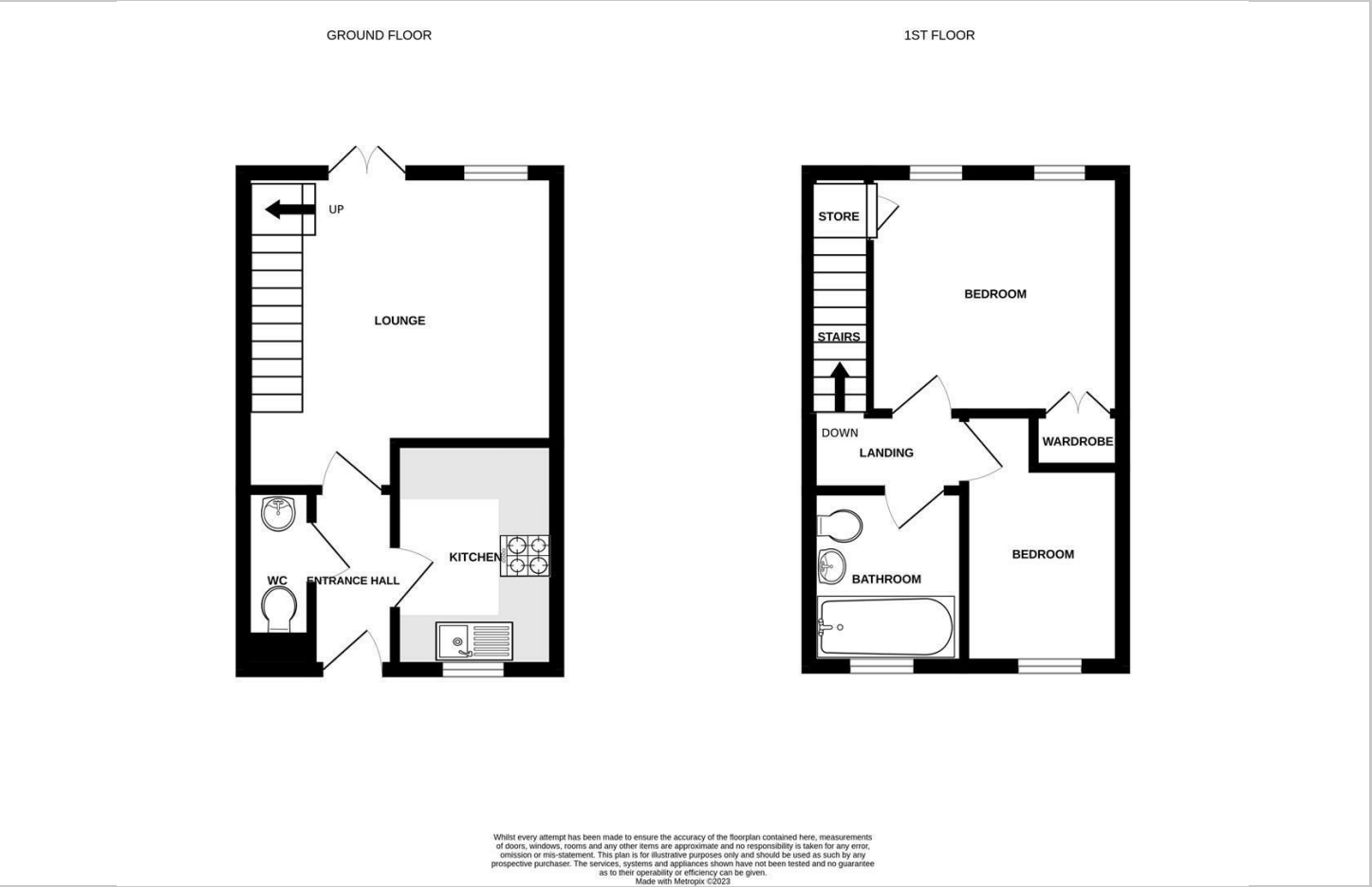
Holding deposit

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





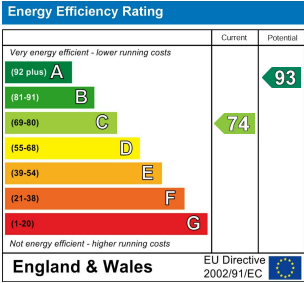
Floor Plans



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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