



Rose Gardens, Harwich, CO12 4FU  
£1,350 PCM Unfurnished





# Rose Gardens

Harwich, Essex, CO12 4FU

- Garage
- Gas heating
- Well appointed kitchen

Nestled in the charming area of Rose Gardens, Harwich, this delightful detached bungalow offers a perfect blend of comfort and convenience.

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Entrance hall

Kitchen 13'8" x 8'3" (4.17m x 2.51m)

Lounge 13'8" x 12'9" (4.17m x 3.89m)

Bathroom 8'3" x 7' (2.51m x 2.13m)

Bedroom one 12'9" x 9'6" (3.89m x 2.90m)

Ensuite shower room

Ensuite Shower room 9 x 3'4" (2.74m x 1.02m)

off bedroom one

Bedroom two 11'6" x 9' (3.51m x 2.74m)

Bedroom three/ dining room 9'6" x 8' (2.90m x 2.44m)

Outside

Single garage. access to rear garden via wooden gate principally laid to lawn.



### 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 Now

EPC rating B ( 82 Current - Potential 94)

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

Deposit £1557

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

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

Mobile Coverage - It is understood that the available mobile service in the area is provided by O2,, Vodafone and Three ok EE good outdoor only. (Ofcom Mobile Checker - October 2025)

### Directions

From Manningtree head towards Horsley Cross turn left onto A120 follow this at the round about turn right onto B1352 follow road and opposite the COOP turn left onto Rose Gardens where the property can be found on the left hand 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

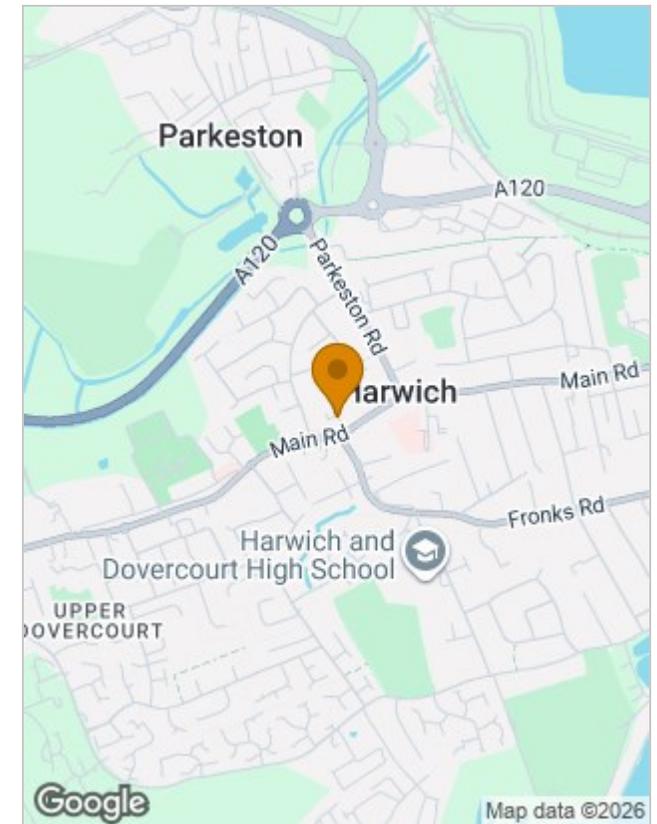
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MJM House 14 South Street, Manningtree, Essex, CO11 1BB

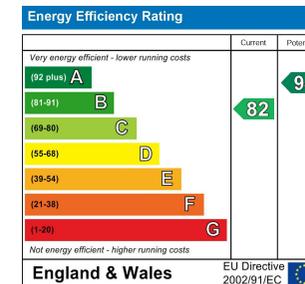
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VAT Registration Number 472 388 660

## Location Map



## Energy Performance Graph



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