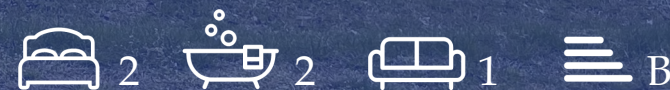




Rose Fields, Lawford, Manningtree, CO11 2GD
£1,375 PCM Unfurnished





Rose Fields, Lawford

Manningtree, CO11 2GD

- Two ensuites
- Fitted kitchen with Neff appliances
- Off Road Parking
- Cloakroom
- Security Alarm

MJM are delighted to offer this modern, high specification, unfurnished two bedroom semi detached property located on this much admired development being built by award winning Rose Builders. Ground floor with underfloor heating. Security alarm. Off road parking and enclosed rear garden. The property comprises in brief:- Entrance hall with tiled flooring, door to cloakroom with tiled flooring and Sash window, stairs leading to first floor and door opening into, open plan lounge with French doors with fitted blinds leading out on to rear garden and inset ceiling lighting. Tiled flooring and understairs cupboard. The kitchen has white fronted unit, tiled flooring and integrated Neff dishwasher Neff hob and oven Neff extractor hood Neff washer and Blanco sink, eye level cupboards and sash window to front elevation. On the first floor there are two bedrooms both with ensuite. The master bedroom with fitted mirror fronted wardrobes and ensuite bathroom with Rocha sanitaryware and bedroom two with fitted mirror fronted wardrobe and ensuite shower room.



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Entrance Hall

Front entrance door. Tiled flooring. Door to Cloakroom and stairs to first floor.

Cloakroom

6'1" x 3'2" (1.85m x 0.97m)

Lounge Area

16' max x 15'4" (4.88m max x 4.67m)

Open plane. French doors onto rear garden.

Kitchen Area

8' x 8'3" (2.44m x 2.51m)

Well appointed with integrated Neff appliances

First floor

Master Bedroom

10'7" x 9'8" (3.23m x 2.95m)

Fitted wardrobe

Ensuite Bathroom to Master Bedroom

6'9" x 5'4" (2.06m x 1.63m)

Bath with shower attachment. WC, Hand basin with unit under. Tiled flooring. Window

Bedroom Two

11'6" x 8'6" (3.51m x 2.59m)

Fitted wardrobe

Ensuite Shower room to Bedroom Two

5'2" x 3'9" (1.57m x 1.14m)

Shower cubicle with rain forest style shower head. Hand basin with unit under. WC and tiled flooring. Heated towel rail



Outside

The property has paved driveway providing off road parking. Access to rear garden via wooden gate. The rear garden is principally laid to lawn with patio area and timber garden shed

Important Information

The rent is exclusive of utilities and council tax.

Deposit £1586

Landlords restriction No smokers

EPC rating B (Current 83 - Potential 96)

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

Special note:- BT broadband/internet is not permitted on the development you are required to go through a small selected group of providers. No commercial sign written vehicles are permitted to park on the development

Available: Approx Mid October. The photos shown in the brochure were taken before the current tenants took occupation

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

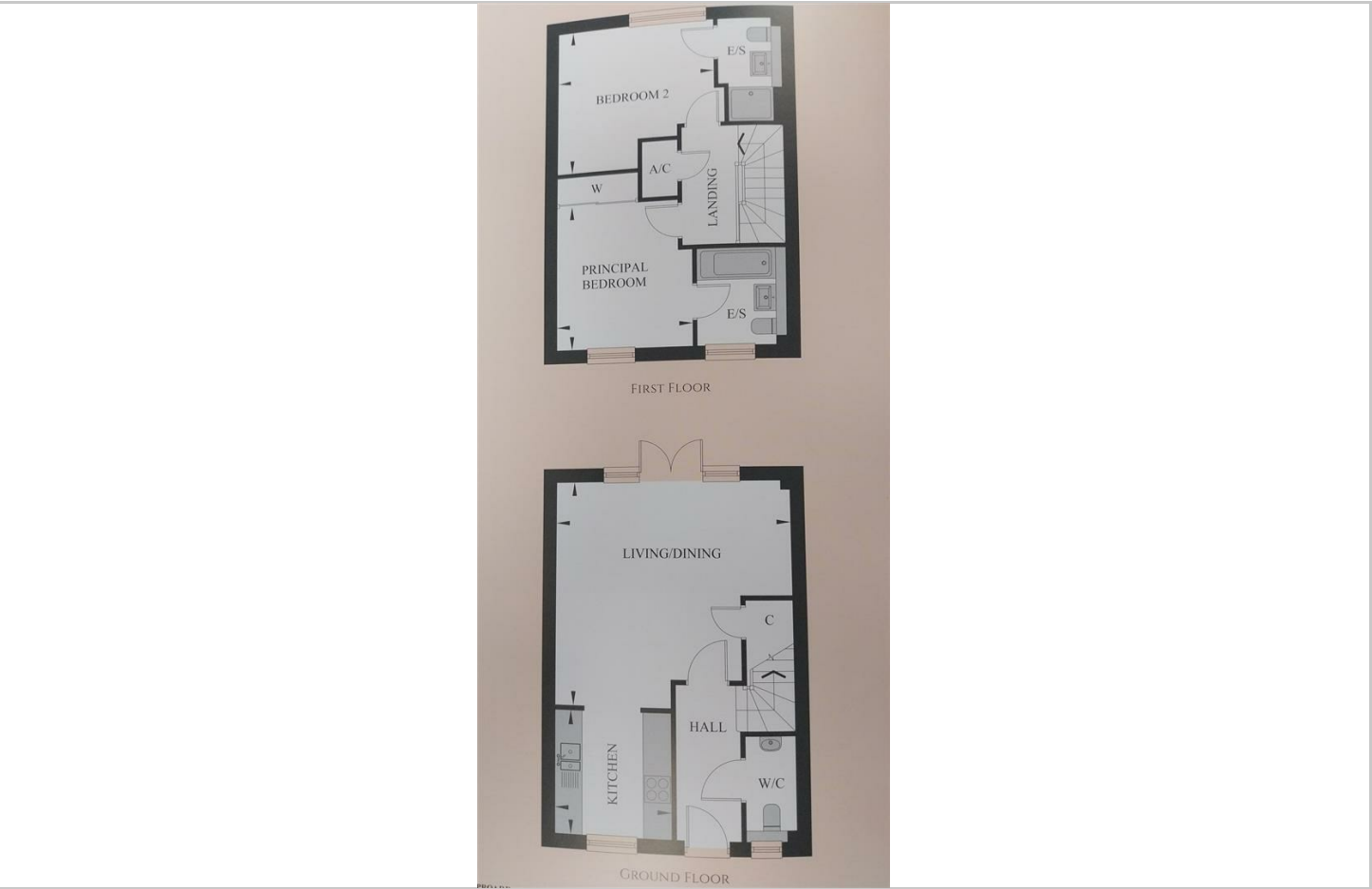
Directions

Proceed from Manningtree up Coxs Hill turn right at the roundabout, then first left onto Bromley Road approx 900 yards on the left is the entrance to the Lawford Green development follow The Avenue then turn left onto Rose Fields where the property can be found on the lefthand side





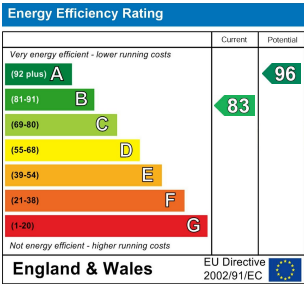
Floor Plans



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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