



6 Hilton Close, Manningtree, CO11 1DE  
£1,095 PCM

2 1 1 D

A set of white icons on a dark blue background. From left to right: a bed icon with the number '2', a bathtub icon with the number '1', a sofa icon with the number '1', and a menu icon (three horizontal lines) with the letter 'D'.



# 6 Hilton Close

Manningtree, CO11 1DE

Modern style two bedroom unfurnished terrace house located on this popular development close to Manningtree high street with its shops bar cafes library and mainline train station, London Liverpool Street approx one hour.

£1,095 PCM



Entrance porch

Kitchen 7'4" x 7'4" (2.24m x 2.24m)

Lounge area 15'8" x 12'5" (4.78m x 3.78m)

Conservatory area 9'5" x 9'5" (2.87m x 2.87m)

First floor

Bedroom one 12'5" x 8'3" (3.78m x 2.51m)

Bedroom two 10'4" x 7'4" (3.15m x 2.24m)

Built in wardrobes

Bathroom 7'2" x 4'6" (2.18m x 1.37m)

White suite

Outside

Small open plan front garden. Enclosed rear garden laid to gravel with timber garden shed. We understand from the landlord that the property has the benefit of allocated parking space



### 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

The rent is exclusive of utilities and council tax.

Landlords restrictions No smokers

Available approx Mid June 2026

EPC rating ( Current Potential )

We understand the property to be council tax band B

Tendering District Council

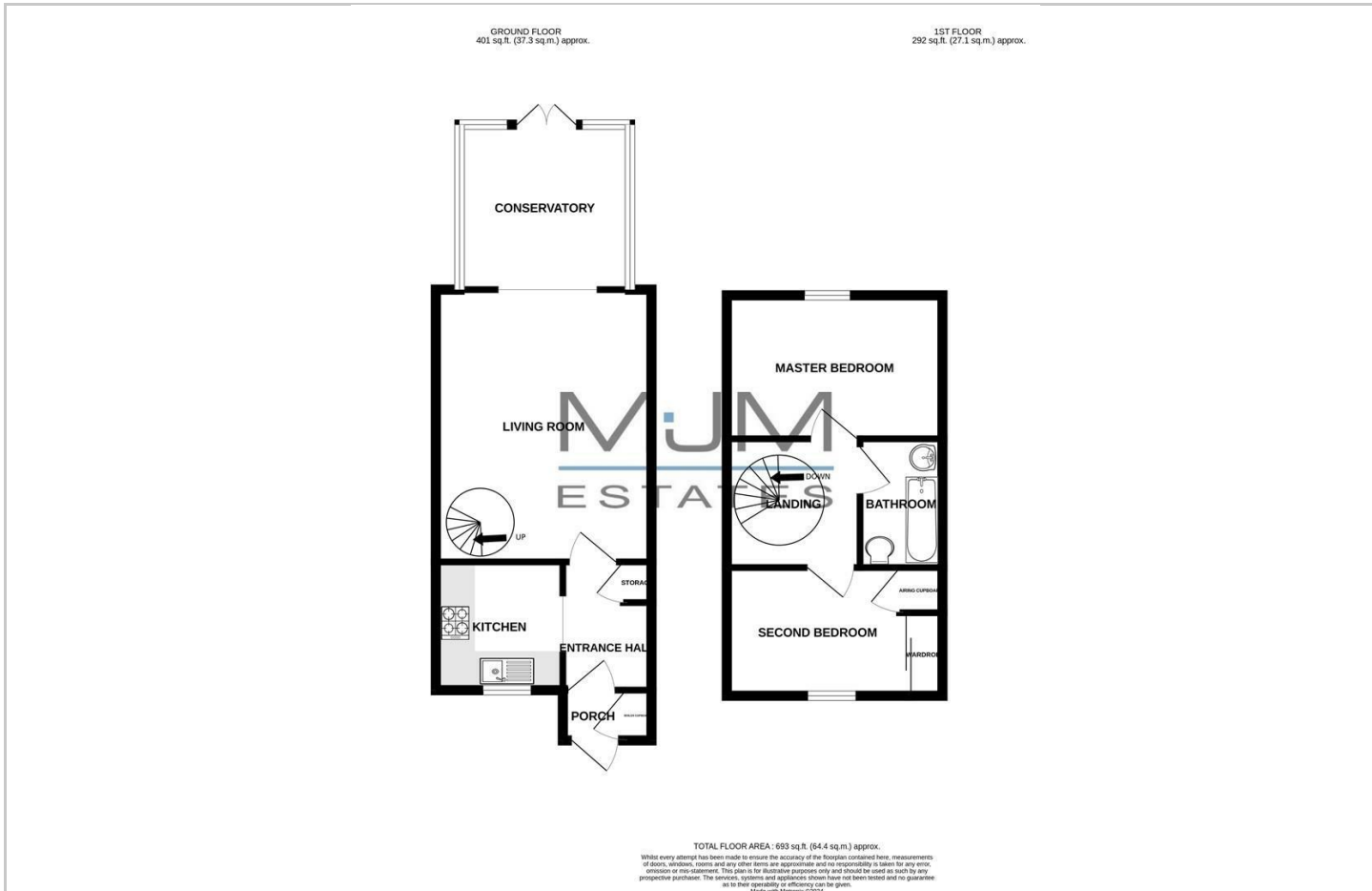
Deposit £1263

Directions





## 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.

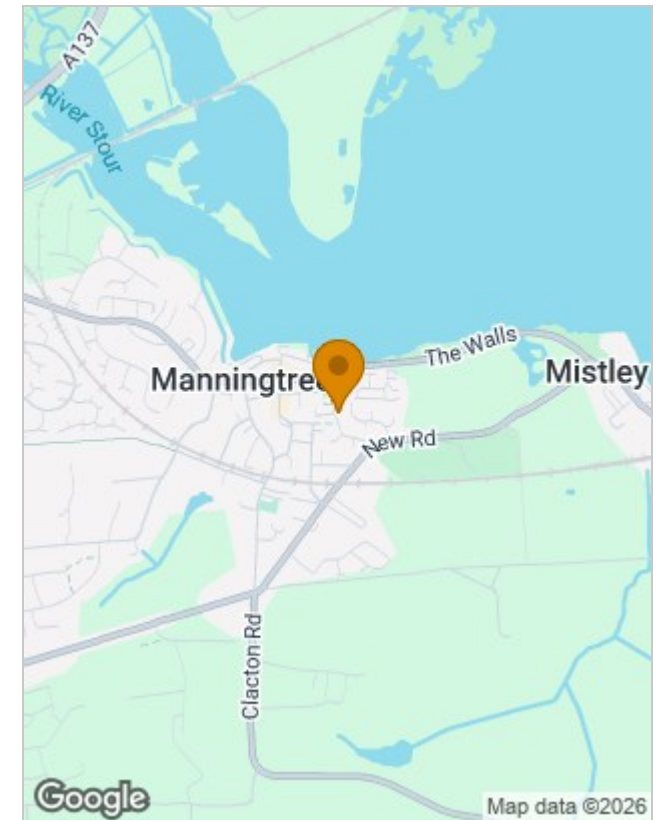
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

