



Oxford Road, Manningtree, Essex, CO11 1BW  
£1,150 PCM Unfurnished



2



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# Oxford Road

Manningtree, Essex, CO11 1BW

- Located within a short distance of Manningtree high street
- New double glazed windows and front door
- New flooring (accept bathroom) to be fitted
- 2 Reception rooms
- Redecorated
- Garden

Recently redecorated 2 bedroom unfurnished house located within a short distance of Manningtree high street.

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Entrance door into dining room

Dining Room 11'4" x 10'5" (3.45m x 3.18m)  
Stairs to first floor

Lounge 14'10" x 12'6" max (4.52m x 3.81m max )

Kitchen 11'8" x 10'1" (3.56m x 3.07m)

First floor

Master bedroom 11'5" x 10'8" max (3.48m x 3.25m max )

Bedroom two 9'9" x 8'3" (2.97m x 2.51m)

Bathroom 9' x 7' (2.74m x 2.13m)



### Outside

Small front garden. Driveway leading to Garage 17' x 8" with up and over door. Access to rear garden via wooden gate with lawn.

Special note:- We understand the proeprty has a right of way over the driveway to the garage however no items/vehicles etc can be parked outside the garage/left or block the driveway at any time

### 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.

Deposit £1326

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

Special note:-The stairs in the property are very steep and may not be suitable for all.

Available: Approx Start of March 2026

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

Mobile Coverage - It is understood mobile coverage (indoor) is limited with Vodafone Three 02 and EE. Outdoor good with O2, EE Three and Vodafone (Ofcom Mobile Checker -January 2026)

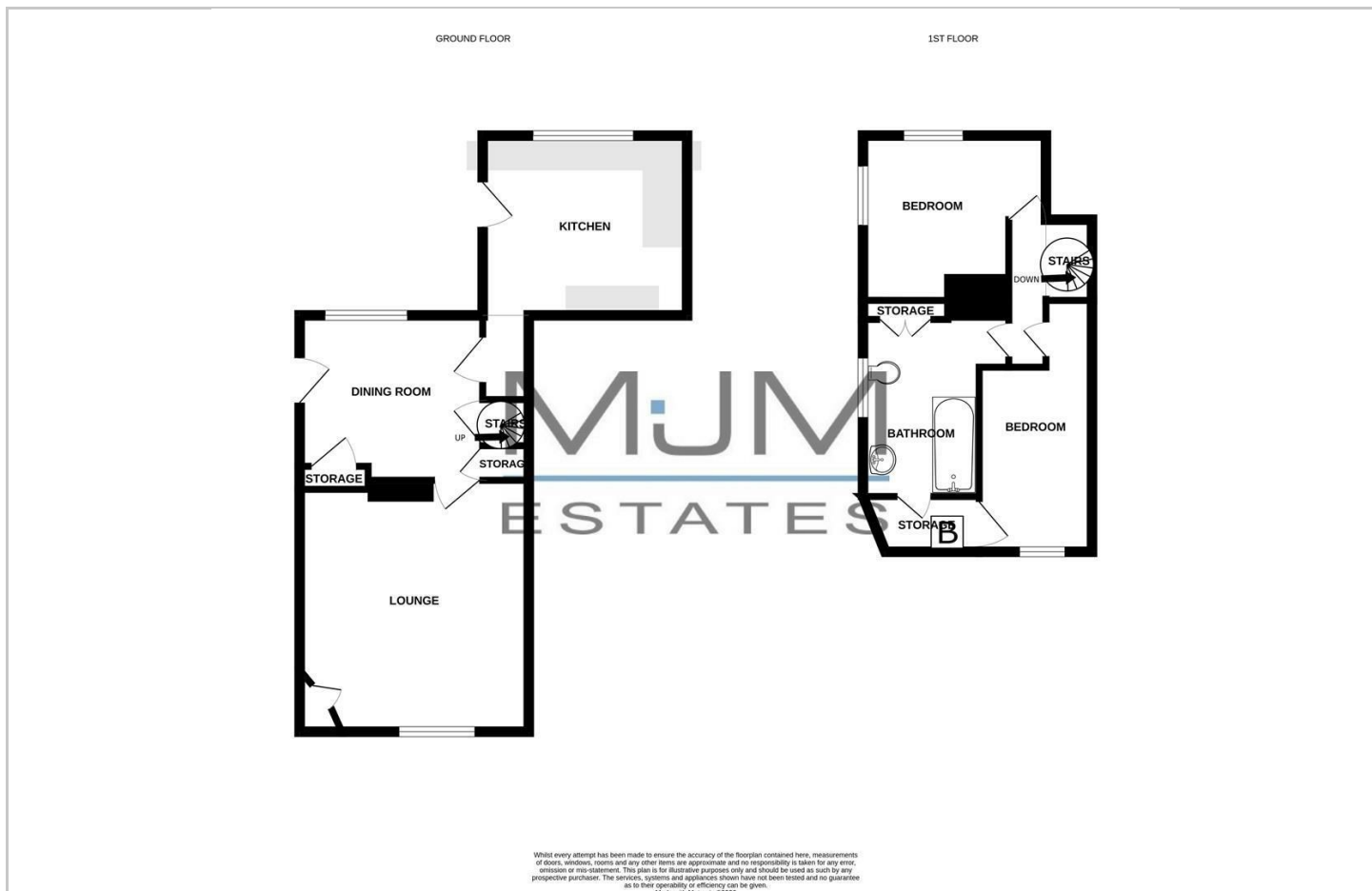
### Directions

Proceed from Manningtree high street turn onto South Street take the left turning into York Street then right onto Oxford road where the property can be found on the lefthand 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

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.

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

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VAT Registration Number 472 388 660

## Location Map



### Energy Performance Graph

Energy Efficiency Rating		Current	Proposed
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
<p><i>Not energy efficient - higher running costs</i></p>			

