



Trinity Road, Manningtree
£1,100 Per Month

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Available to let unfurnished is this well-presented two-bedroom ground-floor maisonette, ideally positioned within a highly regarded area just moments from the heart of Manningtree town centre.

The accommodation begins with a welcoming sitting room, with a central hallway leading through to the kitchen, which is fitted with an oven and induction hob and offers a practical space for everyday cooking.

There are two well-proportioned bedrooms, comprising a spacious double bedroom and a versatile single bedroom, which would also lend itself well to use as a home office or guest room. The bathroom is fitted with a panelled bath and electric shower over.

Externally, residents benefit from well-maintained communal gardens, providing an attractive green outlook, together with allocated parking and additional visitor spaces.

Rent excludes the tenancy deposit and any other permitted payments
Deposit - 5 weeks rent.
Council tax band :- A

HOLDING PAYMENT: A holding payment of one weeks rent must be paid before any application can be processed.





- GROUND FLOOR MAISONETTE
- TWO BEDROOM
- ALLOCATED PARKING
- POPULAR LOCATION
- WALKING DISTANCE TO MANNINGTREE CENTRE
- ACCESS TO MANNINGTREE MAINLINE STATION
- UNFURNISHED
- AVAILABLE NOW

LOCATION:
Manningtree, located in Essex, is a picturesque town nestled along the banks of the River Stour. It is part of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. Known for its rich history and charming architecture, it boasts a blend of quaint shops, cozy cafes, diverse and award-winning restaurant options, and local pubs, all contributing to its vibrant community atmosphere. The towns scenic surroundings include lush countryside and waterfront views, perfect for leisurely walks and outdoor activities and with the Stour Sailing Club, options for mooring, Regatta, and rowing. Also nearby is Dedham Vale for Constable Country, and the quaint beach and Nature Reserve at Wrabness. With excellent transport links, including a railway station connecting to London Liverpool Street in around 50 minutes from both Manningtree train station (5 minutes by car) and Mistley train station (2 minutes by car), a variety of options are within easy reach. It offers a delightful mix of rural charm and urban convenience, making it an ideal place to live in.

AGENTS NOTES:

Council tax - Band A
Services – Mains electric/Mains drainage/Mains water
Heating - Electric Heating
Mobile - All Networks are available
Broadband - Ultrafast is available
Property Situated in Manningtree and Mistley Conservation Area



CO112HL [Change Location](#)

Select your address

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. [More information](#).

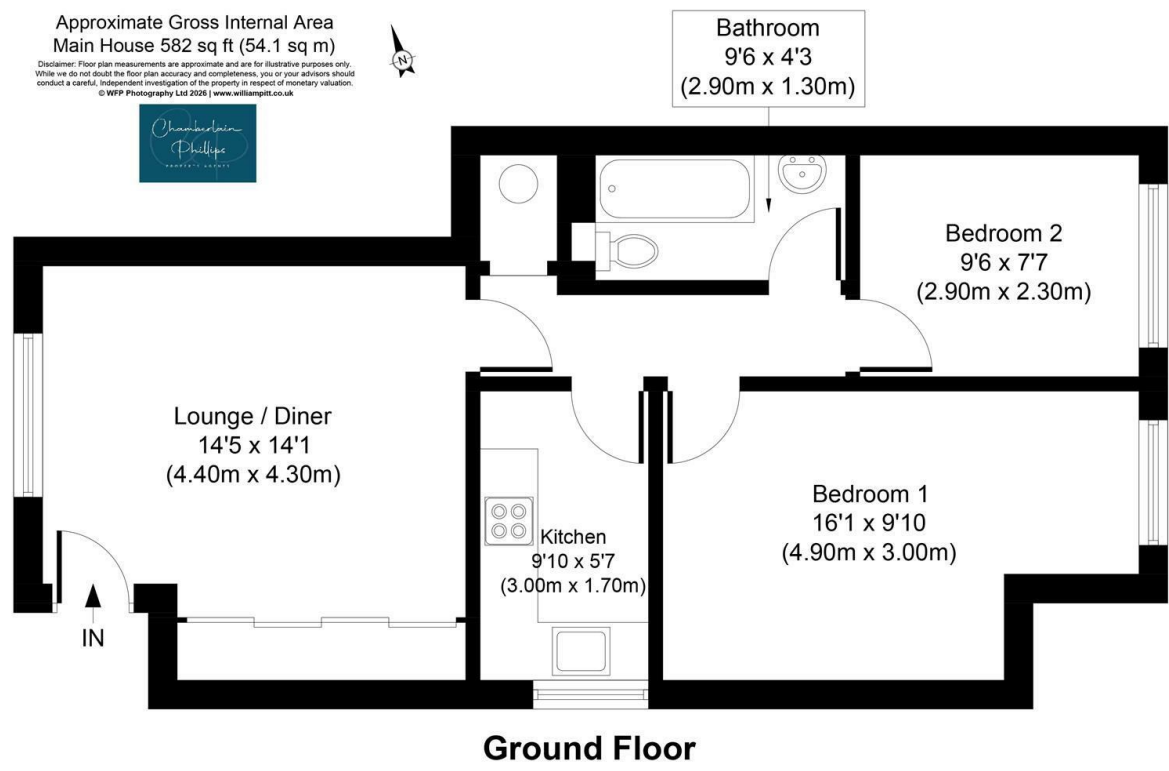
The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	17 Mbps	1 Mbps	✓
Superfast	80 Mbps	20 Mbps	✓
Ultrafast	1800 Mbps	220 Mbps	✓

Networks in your area - Openreach

Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

Floor Plan



Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

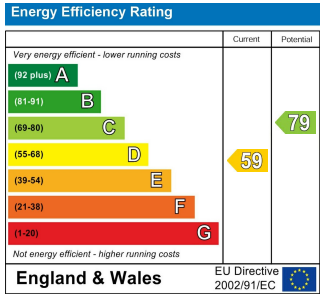
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph



Council Tax Band - A