



TO LET

12 Edgefield Avenue, Lawford, CO11 2HD
£1,050 Per Month



- AVAILABLE EARLY AUGUST
- SEMI DETACHED
- GARAGE & DRIVEWAY
- SOUGHT AFTER LOCATION
- TWO BEDROOMS
- UNFURNISHED

THE PROPERTY

** EASY ACCESS TO STATION **

Chamberlain Phillips are pleased to offer this semi-detached bungalow located within the popular "Lefleys" development of Lawford offering easy access to Manningtree station, town, and schooling.

The property offers an entrance hall, sitting room, Kitchen, shower room, two bedrooms, enclosed rear garden, gas radiator heating, garage and driveway providing off road parking.

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

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

LOCATION

Lawford is a popular residential area offering an excellent balance of convenience and green open spaces.

Residents benefit from a range of local shops, schools, cafés and everyday amenities, while nearby Manningtree railway station provides direct services to London Liverpool Street, making it an excellent choice for commuters.

The surrounding countryside and River Stour also offer a variety of opportunities for walking, cycling and other outdoor pursuits.

Agents Notes

Services - mains gas, water, electric, drainage.
 Broadband - Ultrafast available
 Mobile - EE, Three, O2 - Good outdoor, Vodafone - Variable outdoor (Source Ofcom)

