

Harwich Road, Mistley, Manningtree, CO11 1LP



To Let
£750 pcm
Unfurnished

2 bedrooms,
1 reception room
and **1** bathroom



Unfurnished two bedroom modern style mid terrace house located close to Mistley train station

Some details

General information

This two bedroom unfurnished mid-terraced house benefiting from, allocated parking, double glazing, private rear garden whilst located in close proximity of Mistley railway station.

The property is entered via a double glazed door which leads into the entrance hall providing access to the downstairs sitting room, kitchen and cloakroom which comprises of a low level wc, wash hand basin and extractor fan. The kitchen has a double glazed window to the front aspect, integrated fridge freezer, gas oven and hob with extractor over, matching wall and base units with roll edge work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. The sitting room is situated to the rear with under stair storage cupboard, double glazed window, patio doors leading to the garden and stairs leading to the first floor.

The first floor landing provides access to all rooms with bedroom two situated to the front aspect with a double glazed window. Bedroom one is to the rear with dual aspect double glazed windows, built in wardrobe and a storage cupboard over the stairs. The bathroom is located to the front of the property which has an obscure double glazed window, panelled bath, pedestal wash hand basin with mixer tap, tiled splash back and low level WC.

Entrance hall

6' 9" x 3' 2" (2.06m x 0.97m)

Kitchen

8' 11" x 6' 4" (2.72m x 1.93m)

Sitting room

13' 10" x 10' 3" (4.22m x 3.12m)

WC

5' 10" x 2' 9" (1.78m x 0.84m)

First floor

Master bedroom

9' 10" x 9' 4" (3m x 2.84m)

Bedroom two

7' 9" x 6' 8" (2.36m x 2.03m)

Bathroom

6' 5" x 6' 1" (1.96m x 1.85m)

The outside

The front of the property has a fence with pathway to front door. Enclosed rear garden. Located to the rear is the carpark with allocated parking space

Where?

The property is situated in the popular village of Mistley and is within walking distance of The River Stour, Village green, local primary schooling, pubs, restaurant's, post office and railway station. Nearby Manningtree is often claimed as the smallest town in England and boasts a friendly community and calm rural lifestyle. It is a town steeped in history that's well connected to both London and neighbouring towns. Manningtree's traditional High Street is home to a variety of shops including bakery, deli, coffee shop, florist and an art gallery. There is also a co-op supermarket, a Tesco Express and a farm shop, as well as a number of cosy pubs and restaurants. The train station offers fast links to London and the towns of Colchester and Ipswich are just a short journey away by rail or road, with ample opportunities for shopping, leisure and entertainment.

Holding fee

Prior to a tenancy starting:

Holding Deposit: A maximum of 1 week's rent per tenancy application.

Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the Holding Deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.

Deposit £865.38

Important information

Available May 2021

Initial 6/12 months assured shorthold tenancy longer term preferred

EPC rating C (74 Current - 93 Potential)

We understand the property to be council tax band B Tendring District Council

The photos shown in this brochure were taken before the current tenants took occupation

Directions

Proceed from our office along Manningtree High Street continuing along The Walls proceeding up the hill passing Mistley Railway Station on the right where the property will be found on the right hand side

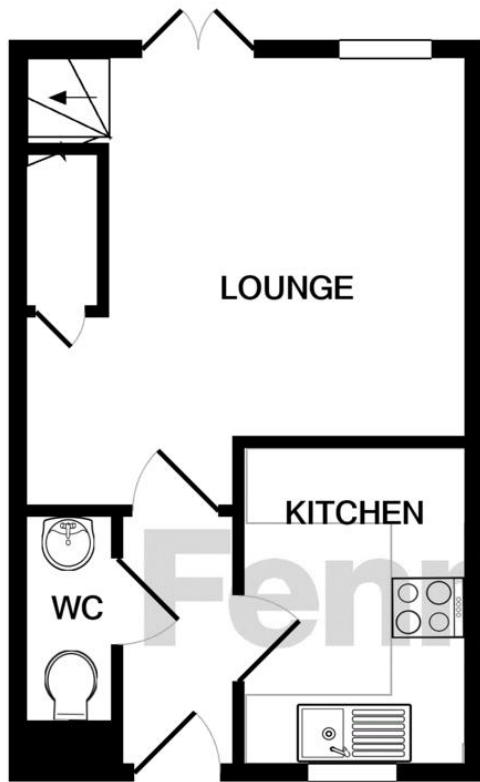
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

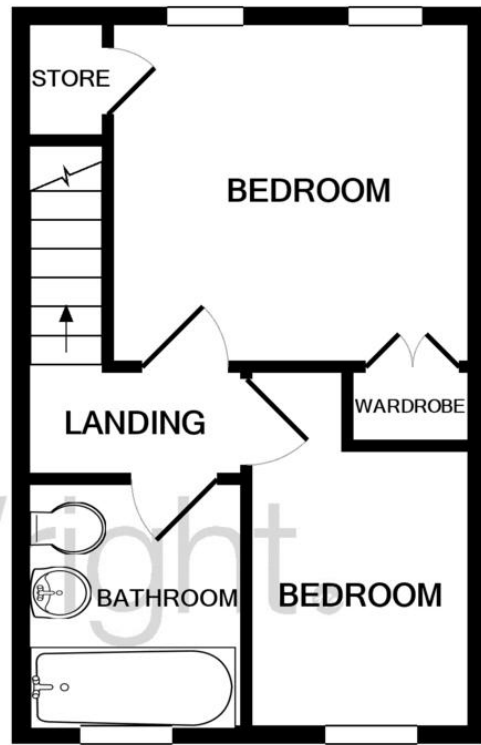
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Viewing

To make an appointment to view this property please call 01473 6397 222.



GROUND FLOOR
APPROX. FLOOR
AREA 233 SQ.FT.
(21.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 235 SQ.FT.
(21.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 467 SQ.FT. (43.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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