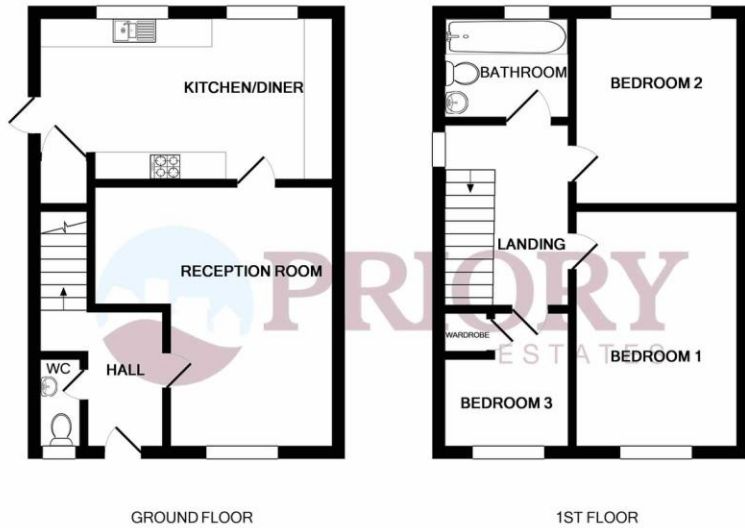


Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

Harwich Office
 147 High Street
 Harwich
 Essex CO12 3AX
 Tel: (01255) 506655



Chelmer Close

Rent: £1,300 pcm

Kirby Cross, Essex

Energy Efficiency Rating D

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
England & Wales <small>EU Directive 2002/91/EC</small>	

Council Tax Band

Council Tax Band C

LOCAL AUTHORITY

Tendring District Council

OFFICE
 88 Connaught Avenue
 Frinton-On-Sea
 Essex
 CO13 9PT

T: 01255 677688
E: admin@prioryestates.co.uk
W: www.prioryestates.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy they should not be relied upon and potential tenant: are advised to recheck the measurements.





Property Description

Priory Estates are delighted to offer to the rental market this three bedroom, semi detached house, situated within the cul-de-sac road of Chelmer Close. This family home benefits from a garage and driveway, spacious rear garden, kitchen and gas central heating. Additional features include a fantastic location, being close to both primary and secondary schools, bus stops and the Triangle Shopping Centre. Available from March on an unfurnished basis.



Accommodation

Entrance Hall
 Lounge (4.54m x 3.68m)
 Kitchen/Diner (4.99m x 2.89m)
 Downstairs WC
 Landing
 Bedroom One (4.17m x 2.77m)
 Bedroom Two (3.23m x 3.10m)
 Bedroom Three (2.80m x 2.13m)
 Bathroom

Features

Garage & Driveway
 Spacious Garden to Rear
 Close to Primary & Secondary Schools
 Cul-De-Sac Location
 Gas Central Heating
 Ideal Family Home



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,500 is required in deared funds prior to the commencement of the tenancy.

Term

A minimum of 6 months under an Assured Shorthold Tenancy Agreement, with an extension to the contract should both parties agree.

Restrictions

Certain Restrictions have been placed on this property, please ask for details.