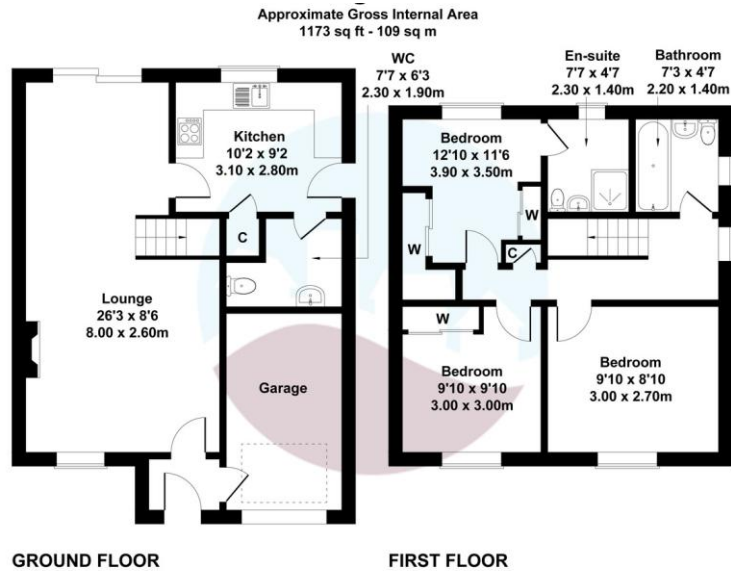


**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688

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



Not to Scale. Produced by The Plan Portal 2023  
 For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	74	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

**Awaiting EPC**

**Council Tax Band**  
 Council Tax Band D

**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.



**Wavring Avenue**

**Rent: £1,550 pcm**

Kirby Cross, Frinton-on-Sea

Energy Efficiency Rating TBC





### Property Description

Priory Estates are pleased to bring to the rental market this well presented three bedroom detached House. Located approximately 1 mile from Frinton town centre and set within a quiet cul-de-sac. This property benefits from ample off road parking, garage and an ensuite shower room. Available from December on an unfurnished basis.



### Accommodation

Entrance Porch  
Open Plan Lounge/Diner (8m x 2.60m)  
Kitchen (3.10m x 2.60m)  
WC  
Landing  
Bedroom One (3.90m x 3.50m)  
Ensuite Shower Room  
Bedroom Two (3m x 2.70m)  
Bedroom Three (3m x 3m)  
Bathroom

### Features

Cul-De-Sac Location  
Undergone Redecorations  
Off Road Parking  
Garage  
Ensuite Shower Room  
Open Plan Lounge/Diner



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,785 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.