

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

GROUND FLOOR



1ST FLOOR



Queens Road
 Frinton-on-Sea

Rent: £1,550 pcm
 Energy Efficiency Rating E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		To
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Council Tax Band
 Council Tax Band E

LOCAL AUTHORITY
 Tendring District Council

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

T: 01255 677688
E: admin@priorityestates.co.uk
W: www.priorityestates.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 tenants are advised to recheck the measurements.





Property Description

Priory Estates are pleased to bring to the rental market this three bedroom detached house. Situated within walking distance of Connaught Avenue, which holds many local amenities, local schools and the seafront. This property also benefits from off road parking, gas central heating and a good sized garden with a conservatory. Available from the end of June on an unfurnished basis.

Please note these photos are from a previous listing



Accommodation

Entrance Hall
WC
Lounge (6.85m x 3.62m)
Kitchen (3.35m x 2.80m)
Conservatory (4.14m x 2.46m)
First Floor
Bedroom One (3.65m x 2.89m)
Bedroom Two (3.77m x 3.65m)
Bedroom Three (2.89m x 2.86m)
Shower Room (2.86m x 1.76m)

Features

Close to Connaught Avenue
Short Walk to Seafront
Off Road Parking & Garage
Gas Central Heating
Double Glazing
Shower Room



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.