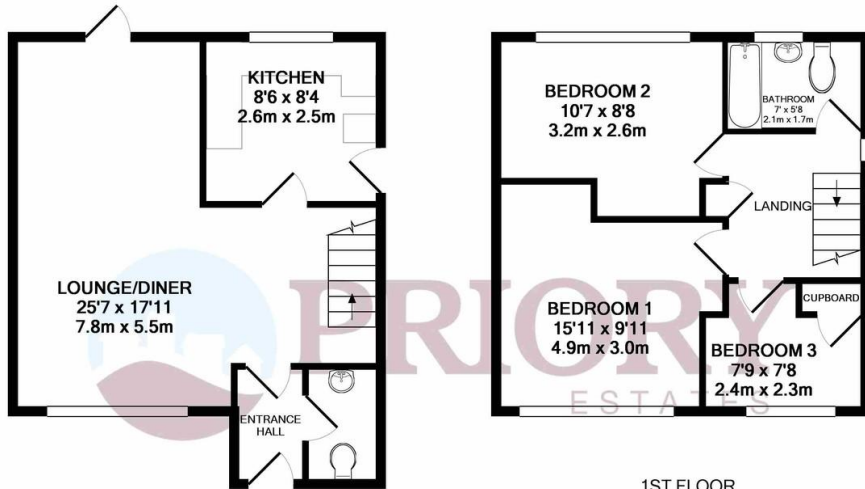


Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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




Frietuna Road

Rent: £1,250 pcm

Kirby Cross, Frinton-on-Sea

Energy Efficiency Rating C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		83
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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@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 tenant: are advised to recheck the measurements.





Property Description

Exclusive to Priory Estates, within walking distance of the local primary, secondary school and Triangle Shopping centre is this three bedroom detached family home. Recently redecorated throughout, this property boasts two double bedrooms, gas central heating, front and rear gardens and a single garage with off road parking. Available from February on an unfurnished basis.



Accommodation

- Entrance Hall
- Lounge/Diner (8.44m x 5.21m)
- Ground Floor WC
- Kitchen (2.62m x 2.56m)
- Landing
- Bedroom One (4.60m x 2.77m)
- Bedroom Two (3.26m x 2.68m)
- Bedroom Three (2.40m x 2.37m)
- Bathroom

Features

- Central Location
- Two Double Bedrooms
- Gas Central Heating
- Front & Rear Garden
- Single Garage
- Off Road Parking



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,440 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.