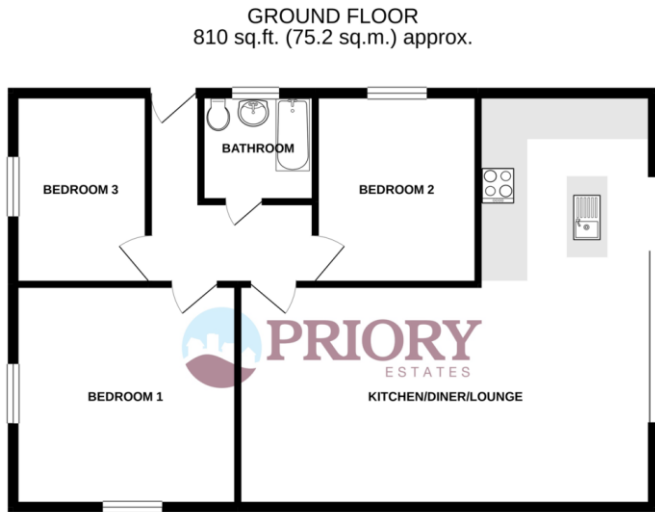


**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688

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



**Sadlers Close**  
 Kirby Cross, Frinton-on-Sea

**Rent: £1,450 pcm**  
 Energy Efficiency Rating E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			85

**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 bring to the rental market this modern and beautifully presented semi-detached three bedroom bungalow situated in Kirby Cross. Finished to a high specification, this property benefits from an open plan lounge/kitchen, a garage, off road parking, an enclosed rear garden and gas central heating. Available from February on an unfurnished basis.



### Accommodation

Entrance Hall  
 Lounge/Kitchen (7.04m x 6.73m)  
 Bedroom One (4.60m x 3.81m)  
 Bedroom Two (3.29m x 2.71m)  
 Bedroom Three (3.26m x 2.92m)  
 Bathroom

### Features

Modern Throughout  
 Gas Central Heating  
 Double Glazing  
 Front & Rear Gardens  
 Garage & Off-Road Parking  
 Open Plan Living



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,670 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.