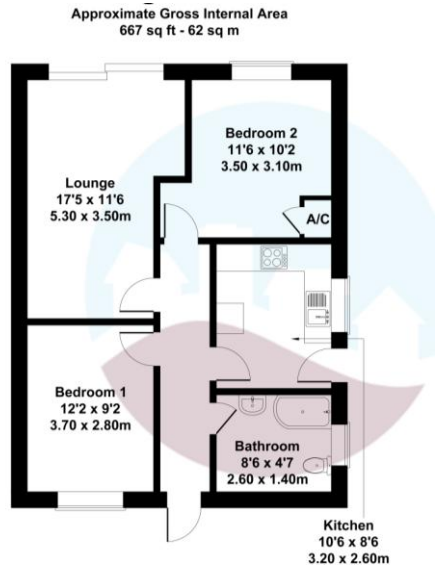


**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688

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



Not to Scale. Produced by The Plan Portal 2024  
 For Illustrative Purposes Only.




Lushington Avenue

Rent: £995 pcm

Kirby Cross, Essex

Energy Efficiency Rating D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

**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  
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**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.





### Accommodation

Entrance Hall  
Lounge (5.3m x 3.5m)  
Kitchen (3.2m x 2.6m)  
Bedroom One (3.7m x 2.8m)  
Bedroom Two (3.5m x 3.1m)  
Bathroom

### Features

Redecorated Throughout  
Cul-de-sac Location  
Garage & Off Road Parking  
Front & Rear Gardens  
Gas Central Heating  
Double Glazing



### Property Description

Situated approximately 1 mile from Frinton town centre within a quiet cul de sac location, is this recently redecorated two bedroom semi-detached bungalow. Offering off road parking and a garage, front and rear gardens and gas central heating, this property is available from the end of February on an unfurnished basis.



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,145 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.