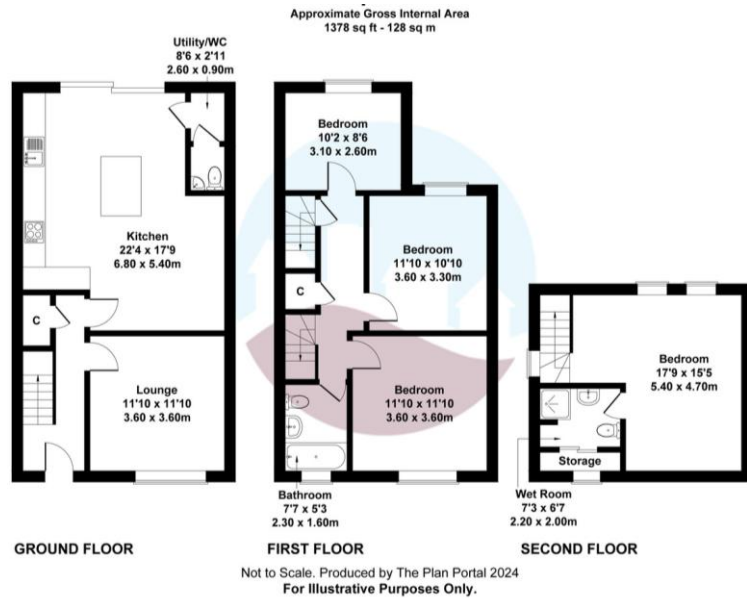


Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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



Thorpe Road
 Kirby Cross, Frinton-on-Sea

Rent: £1,750 pcm
 Energy Efficiency Rating B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(56-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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

A beautifully presented three bedroom detached house located in the popular village of Kirby Cross and situated close to the Railway Station, with links to Colchester and London Liverpool Street and within 2 miles of Frinton, which holds ample amenities. This property benefits from being spacious throughout, modern and has off road parking. Available from March on an unfurnished basis.



Accommodation

Entrance Hall
Lounge (3.6m x 3.6m)
Kitchen/Diner (6.8m x 5.4m)
Downstairs WC
Landing
Bedroom Two (3.6m x 3.6m)
Bedroom Three (3.6m x 3.3m)
Bedroom Four (3.1m x 2.6m)
Bathroom
Stairs to Second Floor
Bedroom One (5.4m x 4.7m)
Ensuite Shower Room

Features

Modern Throughout
Spacious Garden to Rear
Ensuite Shower Room
Off Road Parking
Gas Central Heating
Double Glazing



Financial Requirements

A minimum of one month's rent, plus a deposit of £2,015 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.