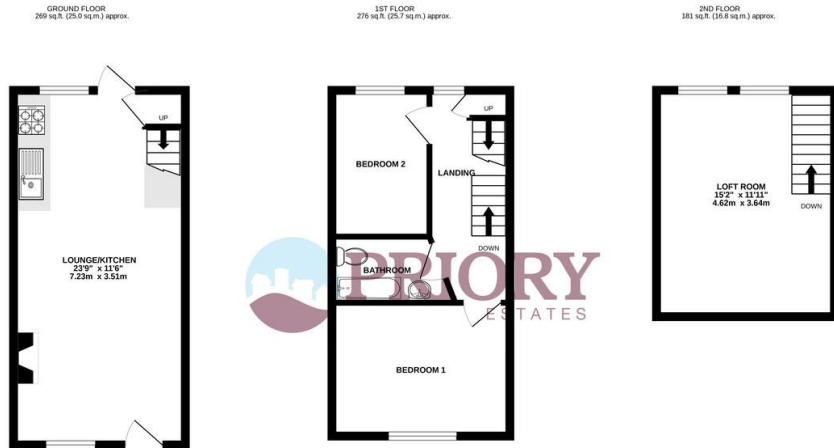


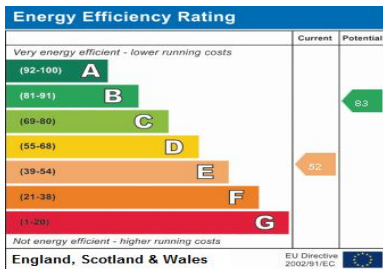
Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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



TOTAL FLOOR AREA: 726 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix i2022.



Council Tax Band
 Council Tax Band A

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.



The Street

Rent: £1,150 pcm

Kirby-le-soken, Frinton-on-Sea

Energy Efficiency Rating E





Property Description

Priory Estates are delighted to present this renovated cottage situated over three floors. Located in the sought after village of Kirby-Le-Soken, this property has been redecorated throughout and also benefits from gas central heating, courtyard garden as well as being near Kirby Cross Railway Station with links to Colchester and London Liverpool Street. Available from the end of April on an unfurnished basis.

Accommodation

Open Plan Lounge/Kitchen (7.24m x 3.51m)
Landing
Bedroom One (3.65m x 3.30m)
Bedroom Two (2.98m x 2m)
Bathroom
Bedroom Three/Loft Room (4.62m x 3.67m)

Features

Renovated Cottage
Village Location
Open Plan Lounge/Kitchen
Redecorated Throughout
Courtyard Garden
Gas Central Heating



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,325 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.