

**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



**Main Road**  
Dovercourt, Harwich

**Rent: £600 pcm**  
Energy Efficiency Rating D

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>	55	75
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Council Tax Band**  
Council Tax Band A

**LOCAL AUTHORITY**  
Tendring District Council

**OFFICE**  
147 High Street  
Harwich  
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CO12 3AX

**T: 01255 506655**  
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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.





### Property Description

Priory Estates are delighted to present this one bedroom end of terrace cottage, situated in the sought after area of Upper Dovercourt. Benefiting from a modern kitchen, good sized garden and gas central heating, this property is available from the end of March on an unfurnished basis. \*Please note these photos are from the previous listing\*



### Accommodation

Lounge  
Kitchen  
Inner Hallway  
Bathroom  
Stairs  
Landing  
Bedroom

### Features

Grade II Listed Building  
Double Bedroom  
Gas Central Heating  
Close to Local amenities  
Large Garden



### Financial Requirements

A minimum of one month's rent, plus a deposit of £690 is required in cleared 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.