

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



St Marys Road
 Frinton-on-Sea

Rent: £1,595 pcm
 Energy Efficiency Rating E

Energy Efficiency Rating	
Current	Potential
<i>Very energy efficient - lower running costs</i>	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
<i>Not energy efficient - higher running costs</i>	
51	80
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
E: admin@priorityestates.co.uk
W: www.priorityestates.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

Exclusive to Priory Estates is this three/four bedroom semi detached character house located in the centre of Frinton on Sea. Just a short walk to the seafront, Connaught Avenue and Frinton Railway Station, with links to Colchester and London Liverpool Street. This versatile accommodation boasts many attractive features including a breakfast room, two reception rooms and gas central heating. Available on an unfurnished basis in May.

Please note these photos are from a previous listing



Accommodation

- Entrance Hall
- Lounge (5.27m x 3.29m)
- Kitchen (2.59m x 2.68m)
- Breakfast Room (4.08m x 3.07m)
- Study/ Bedroom (3.87m x 2.68m)
- Utility Room
- Bedroom One (5.27m x 3.29m)
- Bedroom Two (4.08m x 3.29m)
- Bedroom Three (3.47m x 2.07m)
- Bathroom

Features

- Close to Local Amenities
- Two Reception Rooms
- Spacious Accommodation
- Enclosed Rear Garden
- Gas Central Heating
- Double Glazing



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,840 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.