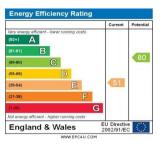
**Frinton Office** 

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

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







**Council Tax Band** 

Council Tax Band C

**LOCAL AUTHORITY** 

**Tendring District Council** 

Agents Note: Whilst every care has been taken to

prepare these particulars, they are for guidance

are advised to recheck the measurements.

**OFFICE** 

88 Connaught Avenue Frinton-On-Sea Essex CO13 9PT

T: 01255 677688

E: admin@prioryestates.co.uk purposes only. All measurements are approximate, are for general guidance purposes only and whilst W: www.prioryestates.co.uk every care has been taken to ensure their accuracy they should not be relied upon and potential tenants



St Marys Road

Frinton-on-Sea

Energy Efficiency Rating E









# **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.