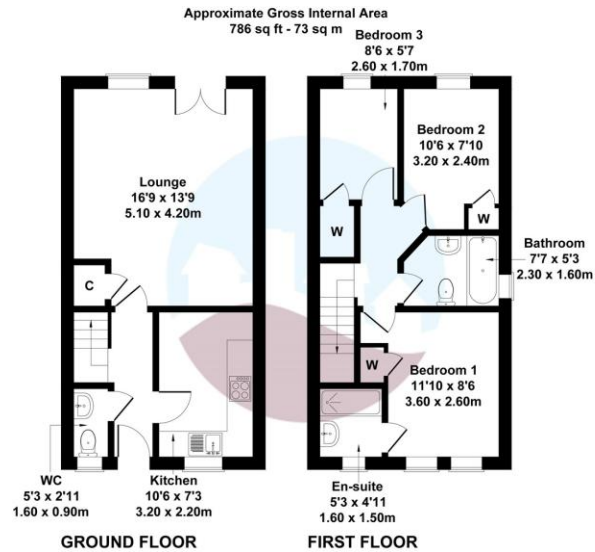
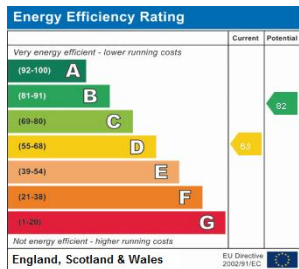


**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688

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



Not to Scale. Produced by The Plan Portal 2022  
 For Illustrative Purposes Only.



**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  
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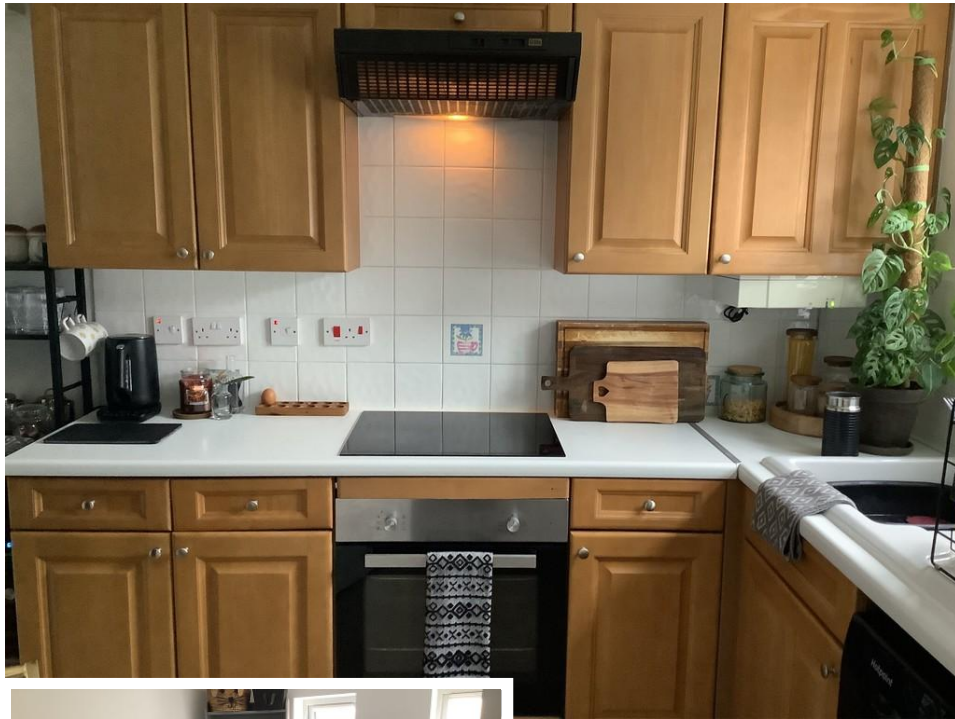
**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy they should not be relied upon and potential tenant are advised to recheck the measurements.



**Oxborrow Close**  
 Kirby Cross, Frinton-on-Sea

**Rent: £1,375 pcm**  
 Energy Efficiency Rating D





### Property Description

Situated in the poplar village of Kirby Cross, Priory Estates are delighted to market this three bedroom detached house. This property benefits from an ensuite shower room, off road parking, garage and is 1.5 miles from Frinton which holds all local amenities and is just a short walk to the sea front. Available from the end of April on an unfurnished basis.



### Accommodation

- Entrance hall
- Downstairs WC
- Kitchen (3.2m x 2.2m)
- Lounge (5.1m x 3.2m)
- Landing
- Bedroom One (3.6m x 2.6m)
- Ensuite to Bedroom One
- Bathroom
- Bedroom Two ( 3.2m x 2.4m)
- Bedroom Three (2.6m x 1.7)

### Features

- Cul-de-Sac location
- Close to Local Amenities & Seafront
- Off Road Parking & Garage
- Ensuite Shower Room
- Gas Central Heating
- Double Glazing



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,585 is required in deared funds prior to the commencement of the tenancy.

### Term

A minimum of 12 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.