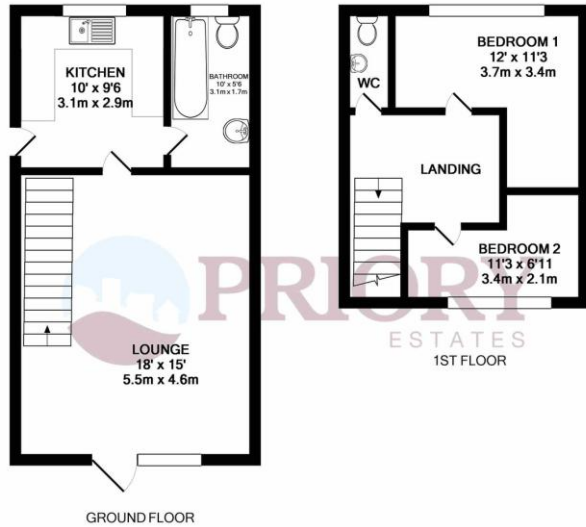


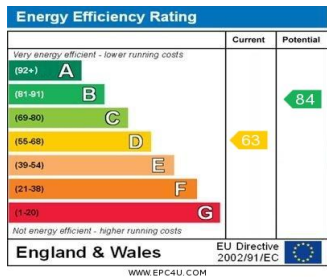
Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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



Thorpe Road
 Kirby Cross, Frinton On Sea

Rent: £1,100 pcm
 Energy Efficiency Rating D



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@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.





Property Description

Priory Estates are delighted to bring to the rental market this semi detached two bedroom house, situated on the outskirts of Kirby Cross. Benefitting from open farmland views, which can be appreciated from both the front and rear, off road parking, an enclosed rear garden and gas central heating. Available from June on an unfurnished basis.



Accommodation

Entrance
Lounge (5.48m x 4.57m)
Kitchen (3.04m x 2.92m)
Ground Floor Bathroom
Landing
Bedroom One (3.65m x 3.44m)
Bedroom Two (3.65m x 2.13m)
WC

Features

Farmland Views
Enclosed Garden to Rear
Off Road Parking
Gas Central Heating
Short Walk to Bus Stops



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,265 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.