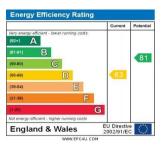
**Frinton Office** 

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 D

**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 tenants are advised to recheck the measurements.



**Halstead Road** 

Kirby Cross, Frinton-on-Sea

Energy Efficiency Rating D







Just undergone redecoration works throughout, is this beautifully presented three bedroom detached house. Within a short distance of local amenities, the seafront, Kirby Cross and Frinton Railway Station with links to Colchester and London Liverpool Street. This property also benefits from an open plan kitchen/diner, spacious rear garden and off road parking. Available from the middle of September on an unfumished basis.





### Accommodation

**Entrance Hall** 

Lounge (3.8m x 3.76m)

Kitchen/Diner (7.99m x 5.07m)

Downstairs WC

Landing

Bedroom One (3.66m x 3.27m)

Bedroom Two (3.55m x 3.27m)

Bedroom Three (2.42m x 2.39m)

Bathroom

# **Features**

Modern Throughout
Off Road Parking
Spacious Rear Garden
Shower Room
Open plan Kitchen/Diner

**Gas Central Heating** 



# Financial Requirements

A minimum of one month's rent, plus a deposit of £1,730 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.