

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



Halstead Road
 Kirby Cross, Frinton-on-Sea

Rent: £1,500 pcm
 Energy Efficiency Rating D

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>	
	81
	63
England & Wales	EU Directive 2002/91/EC
WWW.EPC4U.COM	

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@priorityestates.co.uk
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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 tenants are advised to recheck the measurements.





Property Description

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 unfurnished 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.