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

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



Harbour Crescent
 Harwich

Rent: £1,300pcm
 Energy Efficiency C

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>			
England & Wales		71	84
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

Council Tax Band
 Council Tax Band C

LOCAL AUTHORITY
 Tendring District
 Council



OFFICE
 147 High Street
 Harwich
 Essex
 CO12 3AX

T: 01255 506655
E: admin@prioryestates.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.



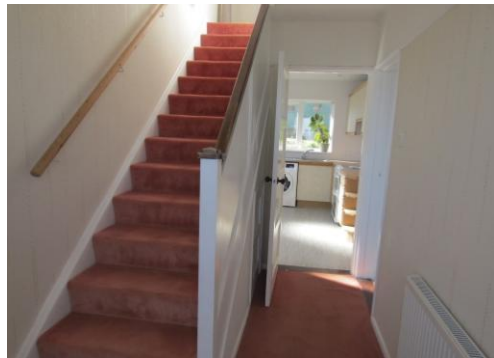


Accommodation

Lounge (4.40m x 3.88m)
Kitchen (3.61m x 2.36)
Bedroom 1(4.40m x 3.36m)
Bedroom 2(3.43m x .62m)
Bedroom 3 (2.71m x 2.39m)

Features

Double Glazing
Seafront Location
Gas Central Heating
Front and Back Gardens
Available Now



Property Description

Priory Estates are delighted to offer this 3-bedroom family home situated in Harwich, within close proximity of local schools and transport link and boasts a seafront location with view of Felixstowe. Newly renovated throughout, has double glazing and gas central heating. This property also benefits from front and rear gardens and is well presented. Available now



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,500 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.