

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: £2,500 pcm
 Energy Efficiency Rating 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	
	73
	83
<i>Not energy efficient - higher running costs</i>	
England & Wales	
EU Directive 2002/91/EC	
WWW.EPC4U.COM	

Council Tax Band
 Council Tax Band E

LOCAL AUTHORITY
 Tendring District Council



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 88 Connaught Avenue
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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.





Property Description

Priory Estates are delighted to present this rare opportunity to let this spacious and beautifully presented four bedroom family home with a one bedroom annexe to the rear. Located in the popular village of Kirby Cross and situated close to the Railway Station, with links to Colchester and London Liverpool Street and within 2 miles of Frinton, which holds ample amenities. This property is decorated to a high spec throughout and consists of a modern fitted kitchen, ground floor bedroom with an ensuite and three good sized bedrooms upstairs. Available from January on an unfurnished basis.



Accommodation

Entrance Hall
 Study (1.88m x 1.83m)
 Utility Room
 Bedroom One (4.93m x 3.76m)
 Ensuite
 Lounge (5.49m x 4.44m)
 Kitchen (5.49m x 3.84m)
 Conservatory (4.80m x 3.45m)
 Landing
 Bedroom Two (5.87m x 3.35m)
 Bedroom Three (4.78m x 2.72m)
 Bedroom Four (4.78m x 2.82m)
 Bathroom
Annexe:
 Reception Room (3.66m x 2.84m)
 Kitchen/Diner (6.53m x 5.87m)
 Landing
 Bedroom (5.08m x 3.68m)
 Bathroom (3.33m x 2.44m)

Features

Spacious Accommodation
 Modern Fitted Kitchen
 Integrated Coffee Machine
 Air Conditioning to Ground Floor
 Ground Floor Bedroom
 Village Location
 Off Road Parking



Financial Requirements

A minimum of one month's rent, plus a deposit of £2,880 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.