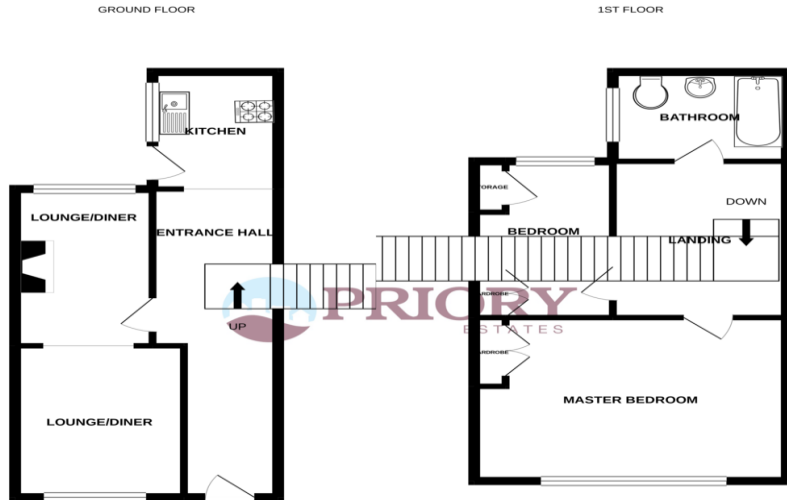


**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688

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



**Hordle Street**  
 Dovercourt, Harwich

**Rent: £900pcm**  
 Energy efficiency: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Council Tax Band**  
 Band A

**LOCAL AUTHORITY**  
 Tendring District Council



**OFFICE**  
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 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 tenant: are advised to recheck the measurements.



### Property Description

Priory Estates are pleased to offer this 2-bedroom mid-terraced house located close to Dovercourt town. The property is situated within easy walking distance of Dovercourt Railway station and local amenities. Enquire for details. Photos are from a previous listing.

### Accommodation

Lounge Area (3.38m x 2.62m)  
Dining Room Area (3.53m x 1.86m)  
Kitchen (2.65m x 1.95m)  
Master Bedroom (4.81m x 3.65m)  
Bedroom Two (3.53m x 1.86m)  
Bathroom

### Features

Mid Terraced House  
Gas Central Heating  
Double Glazed  
Rear Courtyard Garden



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1035 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.