

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



Chestnut Avenue

Rent: £1,400 pcm

Kirby Cross, Frinton-on-Sea

Energy Efficiency Rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		112
A		
(81-91)		
B		
(69-80)	82	
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Council Tax Band
Council Tax Band E

LOCAL AUTHORITY
Tendring District Council



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.

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Property Description

Priory Estates are delighted to present this modern three bedroom detached bungalow. Situated in the sought after village of Kirby Cross, within a short distance of local amenities, Frinton sea front and Frinton Railway Station, with links to Colchester and London Liverpool Street. This property also benefits from a spacious rear garden, ensuite shower room and gas central heating. Available from January on an unfurnished basis.

Features

Modern Throughout
Close to Local Amenities
Ensuite Shower Room
Fitted Kitchen
Double Glazing
Gas Central Heating



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,615.00 is required in cleared 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.