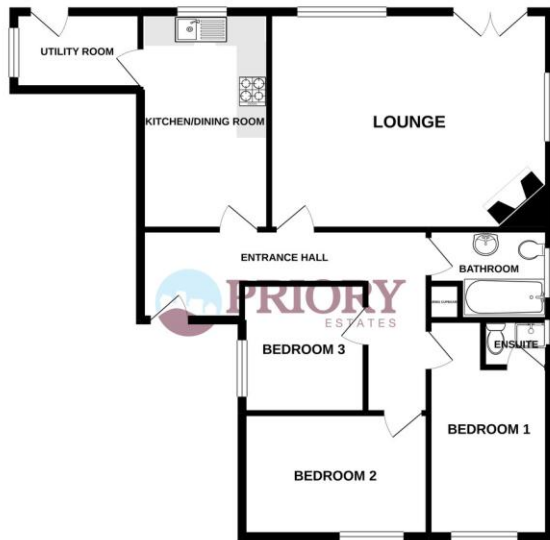**Frinton Office**
88 Connaught Avenue
Frinton-on-Sea
Essex CO13 9PT
Tel: (01255) 677688

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

PRIORY
ESTATES

GROUND FLOOR

UTILITY ROOM
KITCHEN/DINING ROOM
LOUNGE
ENTRANCE HALL
BATHROOM
ENSUITE
BEDROOM 3
BEDROOM 1
BEDROOM 2

Bloomfield Avenue

Frinton On Sea, Essex

Rent: £1,350 pcm

Energy Efficiency Rating D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

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 tenants are advised to recheck the measurements.

Accommodation

Entrance Hall
Kitchen (4.45m x 2.56m)
Utility Room
Lounge (5.73m x 4.45m)
Bedroom One (3.59m x 2.98m)
Ensuite Shower Room
Bedroom Two (3.44m x 2.62m)
Bedroom Three (2.43m x 2.46m)
Bathroom

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Features

Close to Local Amenities
Garage
Front and Rear Gardens
Gas Central Heating
Double Glazing
Ensuite Shower Room

Property Description

Priory Estates are delighted to offer this three bedroom bungalow. This property is conveniently located within 1.2 miles of Connaught Avenue, which holds an abundant amount of amenities, Frinton seafront and railway station which has links to Clacton and London Liverpool Street. Benefitting from ensuite shower room, front and rear gardens, and a garage. This property is available from the middle of February on an unfurnished basis.

Please note these photos are from a previous listing

Financial Requirements

A minimum of one month's rent, plus a deposit of £1,555 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.