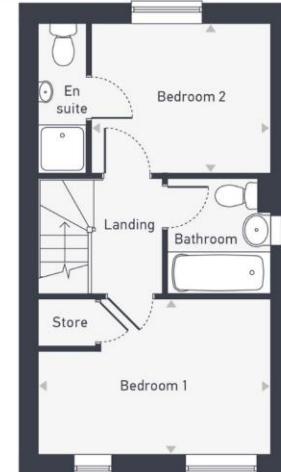


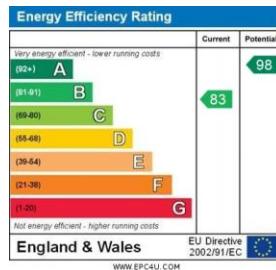
**Frinton Office**  
88 Connaught Avenue  
Frinton-on-Sea  
Essex CO13 9PT  
Tel: (01255) 677688

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



Rent: £1,200 pcm

Energy Efficiency Rating



**Council Tax Band**

Council Tax Band C

**LOCAL AUTHORITY**

Tendring District Council



**OFFICE**  
88 Connaught Avenue  
Frinton-On-Sea  
Essex  
CO13 9PT

**T:** 01255 677688  
**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.



[www.prioryestates.co.uk](http://www.prioryestates.co.uk)

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### Property Description

Priory Estates are delighted to bring to the rental market this two bedroom semi detached house. Situated in a sought-after area, this home is within easy reach of local amenities such as schools, parks, shops, and public transport links. Also benefitting from two double bedrooms, ensuite shower room and allocated parking. This property is available from the middle of May on an unfurnished basis.



### Accommodation

Accommodation  
Entrance Hall  
Downstairs WC  
Living Room (4.65m x 2.93m)  
Kitchen/Dining Room (3.97m x 2.53m)  
Landing  
Bedroom One (3.93m x 2.64m)

[View All Properties](#)

### Features

Modern Throughout  
Two Double Bedrooms  
Ensuite Shower Room  
Kitchen/Diner  
Spacious Rear Garden  
Allocated Parking



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,380 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.