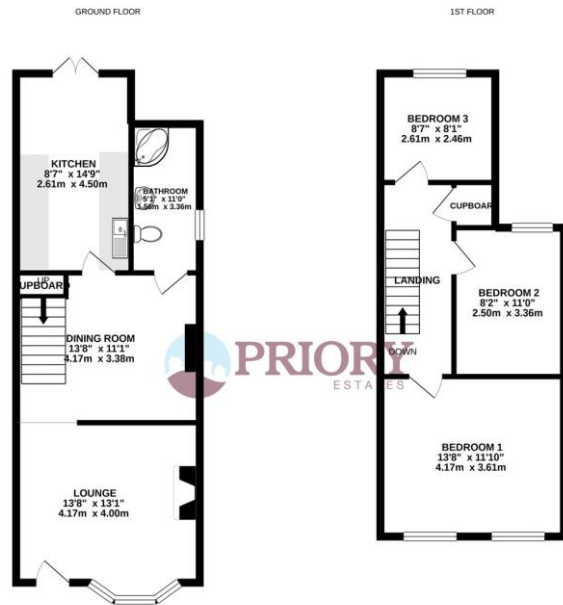


**Frinton Office**  
88 Connaught Avenue  
Frinton-on-Sea  
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Tel: (01255) 677688

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147 High Street  
Harwich  
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Tel: (01255) 506655

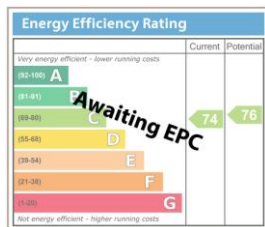


**Herbert Road**

**Rent: £1,200 pcm**

Clacton-on-Sea

Energy Efficiency Rating TBC



**Council Tax Band**  
Council Tax Band B

**LOCAL AUTHORITY**  
Tendring District Council



**OFFICE**  
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 happy to present this three bedroom semi-detached house, located within a short walking distance of Clacton Town Centre and railway station with direct links to Colchester and London. This property also benefits from two reception rooms, gas central heating and double glazing. Available from the end of May on an unfurnished basis.



### Accommodation

Accommodation

Lounge (4.35m x 3.77m)

Diner (4.14m x 3.38m)

Kitchen (4.51m x 2.59m)

Bathroom (3.26m x 1.24m)

Landing

Bedroom One (4.14m x 3.62m)

Bedroom Two (3.35m x 2.49m)

Bedroom Three (2.62m x 2.40m)

### Features

Close to Local Amenities

Central Location

Gas Central Heating

Double Glazing

On Road Parking

Undergone Redecoration Works



### Financial Requirements

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