



Connaught Avenue, Frinton On Sea CO13

**£1,100 pcm**

Priory Estates are delighted to bring to the rental market this two bedroom end of terrace house perfectly situated just off of Connaught Avenue. With just a short walk to local amenities, the sea front and Frinton Railway Station, with links to Colchester and London Liverpool Street. This property benefits from two good sized bedrooms, downstairs WC, and off road parking. This property is available from March on a furnished optional basis.

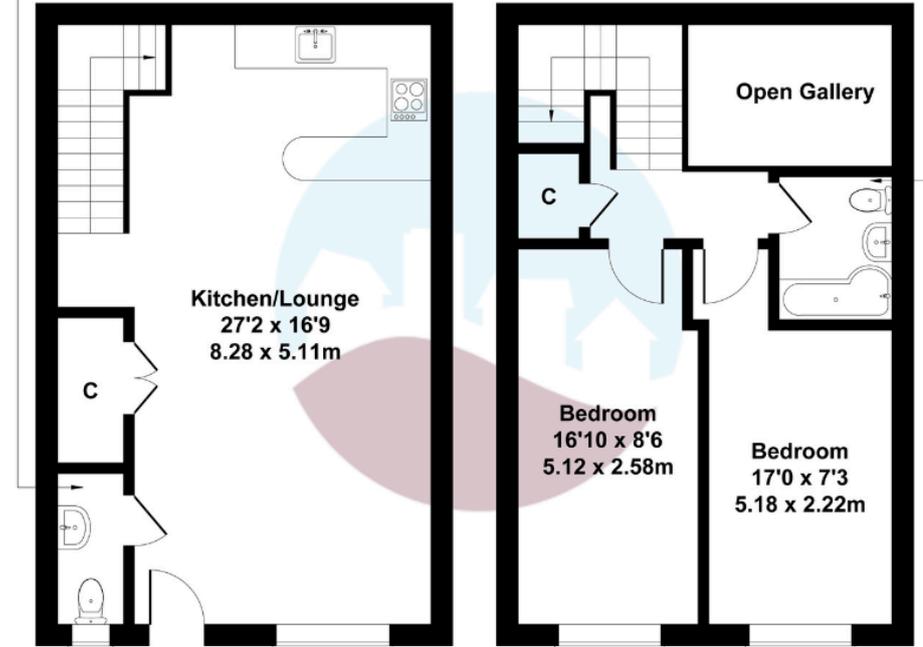
- Central Location
- Downstairs W/C
- Open Plan Lounge/Kitchen
- Two Good Sized Bedrooms
- Off Road Parking
- Furnished Optional

# Ratcliffe Mews

Approximate Gross Internal Area  
850 sq ft - 79 sq m

WC  
6'10 x 3'0  
2.08 x 0.92m

Bathroom  
6'6 x 5'7  
1.97 x 1.69m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	75	
(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.PPC411.COM			



**Council Tax Band**  
Council Tax Band TBD

**LOCAL AUTHORITY**  
Tendring District Council

### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,265 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.

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.