

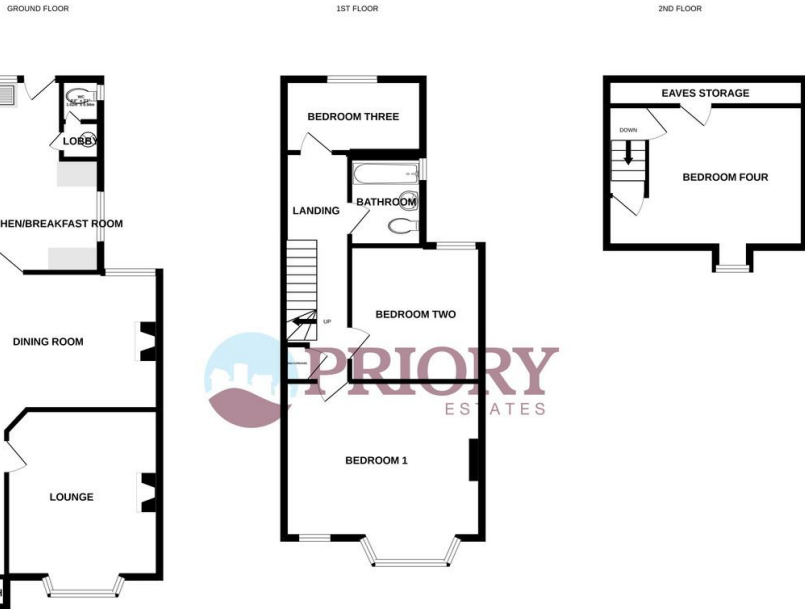
**Frinton Office**  
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 Tel: (01255) 677688

**Harwich Office**  
 147 High Street  
 Harwich  
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**Meredith Road**  
 Clacton-on-Sea

**Rent: £1,600 pcm**  
 Energy Efficiency Rating E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		70
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		40
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

**Council Tax Band**  
 Council Tax Band C

**LOCAL AUTHORITY**  
 Tendring District Council

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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 tenants are advised to recheck the measurements.



### Property Description

Priory Estates are pleased to present this four bedroom terraced family home. Split over three levels with an enclosed garden to the rear, this property also boasts from a modern fitted kitchen and is just a short walk from the town centre, train station and seafront. Available from the end of April on an unfurnished basis.



### Accommodation

- Lounge (3.76m x 3.73m)
- Dining Room (4.06m x 3.30m)
- Kitchen (3.35m x 4.57m)
- Cloakroom
- Bedroom One (3.35m x 4.93m)
- Bedroom Two (3.17m x 3.30m)
- Bedroom Three (3.02m x 2.08m)
- Bathroom
- Bedroom Four (3.40m x 3.84m)

### Features

- Two Reception Rooms
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Close to Local Amenities
- Short Walk to Train Station
- Spacious Accommodation



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,845 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.