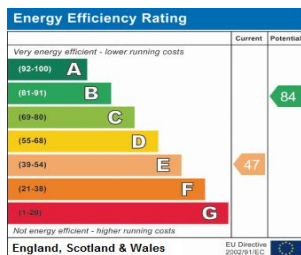


Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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



Council Tax Band
 Council Tax Band A

LOCAL AUTHORITY
 Colchester Borough Council

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

T: 01255 677688
E: admin@priorityestates.co.uk
W: www.priorityestates.co.uk

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.



Wivenhoe Road
 Alresford, Colchester

Rent: £1,175 pcm
 Energy Efficiency Rating E





Property Description

Priory Estates are pleased to bring to the market this two/three bedroom semi-detached bungalow located in the popular village of Alresford. This property boasts many attractive features such as front and rear gardens, ensuite and is just a short walk to Alresford train station with direct links to Colchester. Available from the end of May on an unfurnished basis. *Please note these photos are from a previous listing*



Accommodation

Entrance Porch
Bedroom One (3.47m x 3.29m)
Bedroom Two (3.32m x 2.80m)
Lounge (3.96m x 3.50m)
Dining Room (3.56m x 3.50m)
Utility Room (3.71m x 1.88m)
Kitchen (3.93m x 1.92m)
Bathroom
Loft Room (3.59m x 3.38m)
Enuite to Loft Room

Features

Village Location
Close to Local Amenities
Gas Central Heating
Double Glazing
Ensuite
Front and Rear Gardens



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,355 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.