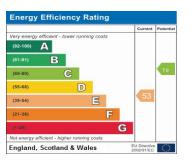
Frinton Office

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

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







Council Tax Band

Council Tax Band E

LOCAL AUTHORITY

Tendring District Council

OFFICE

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

T: 01255 677688

E: admin@prioryestates.co.uk

W: www.prioryestates.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 tenants are advised to recheck the measurements.



Queens Road

Frinton-on-Sea

Energy Efficiency Rating E





Property Description

Priory Estates are pleased to bring to the rental market this three bedroom detached house. Situated within walking distance of Connaught Avenue, which holds many local amenities, local schools and the seafront. This property also benefits from off road parking, gas central heating and a good sized garden with a conservatory. Available from the end of June on an unfurnished basis.

Please note these photos are from a previous listing





Accommodation

Entrance Hall

WC

Lounge (6.85m x 3.62m)

Kitchen (3.35m x 2.80m)

Conservatory (4.14m x 2.46m)

First Floor

Bedroom One (3.65m x 2.89m)

Bedroom Two (3.77m x 3.65m)

Bedroom Three (2.89m x 2.86m)

Shower Room (2.86m x 1.76m)

Features

Close to Connaught Avenue Short Walk to Seafront Off Road Parking & Garage Gas Central Heating Double Glazing Shower Room



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,785 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.