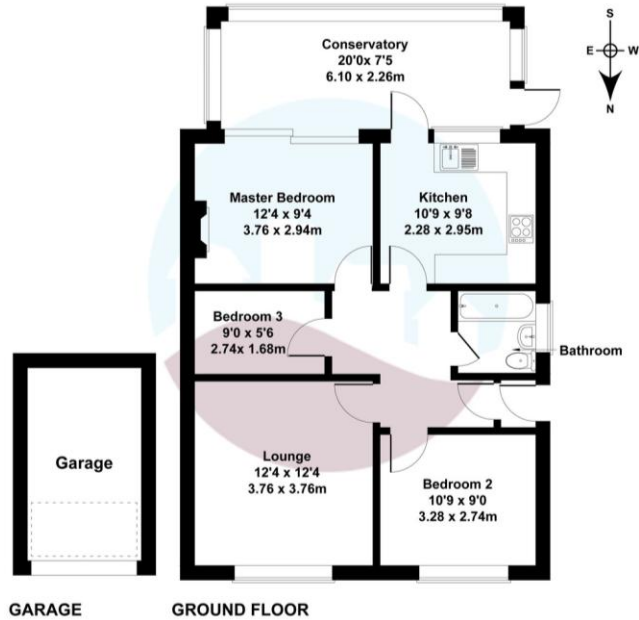


Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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



Southcroft Close

Rent: £1,550 pcm

Kirby Cross, Frinton-on-Sea

Energy efficiency Rating D

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Council Tax Band
 Council Tax Band C

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 tenant are advised to recheck the measurements.





Property Description

A beautifully presented three bedroom detached bungalow located in a quiet cul-de-sac. Ideally situated within a short walk to Connaught Avenue and Frinton Railway Station, with links to Colchester and London Liverpool Street. This property has been refurbished to a high specification throughout and offers a 20ft conservatory, spacious front and rear gardens, ample off-road parking and a detached garage. Available mid August on an unfurnished basis.



Accommodation

Entrance Hall
Bedroom Two (3.28m x 2.74m)
Bedroom One (3.76m x 3.76m)
Bathroom
Bedroom Three (2.74m x 1.68m)
Kitchen (3.28m x 2.95m)
Lounge (3.76m x 2.84m)
Conservatory (6.10m x 2.26m)

Features

Quiet Cul-De-Sac Location
Close to Local Amenities
Modern Throughout
Fitted Kitchen
Spacious Front and Rear Gardens
Ample Off-Road Parking & Garage



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.