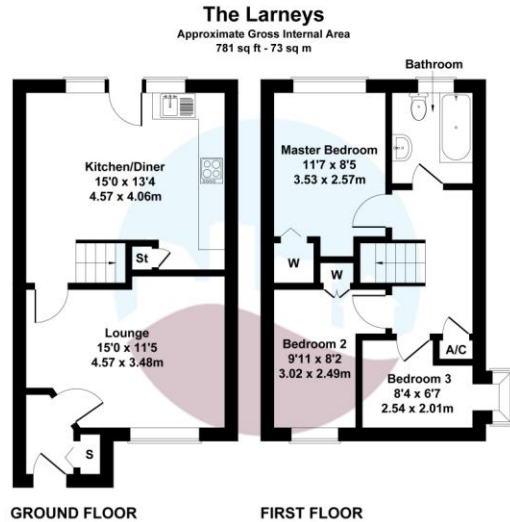


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 88 Connaught Avenue  
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Not to Scale. Produced by The Plan Portal 2024  
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**The Larneys**  
 Kirby Cross, Frinton-on-Sea

**Rent: £1,250 pcm**  
 Energy Efficiency Rating C

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

**Council Tax Band**  
 Council Tax Band C

**LOCAL AUTHORITY**  
 Tendring District Council

**OFFICE**  
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**T:** 01255 677688  
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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 tenant: are advised to recheck the measurements.





**Property Description**

Priory Estates are pleased to bring to the rental market this beautifully presented three bedroom end of terrace house situated in a cul-de-sac on the Frietuna Estate. With just a short journey to local amenities, sea front and Frinton Railway Station with links to Colchester and London Liverpool Street. Just having undergone redecoration works throughout, this property also benefits from off road park, private rear garden and a spacious kitchen/diner. Available from the middle of July on an unfurnished basis.



**Accommodation**

- Entrance Porch
- Lounge (4.6m x 3.5m)
- Kitchen/Diner (4.6m x 4.1m)
- First Floor Landing
- Bedroom One (3.5m x 2.6m)
- Bedroom Two (3m x 2.5m)
- Bedroom Three (2.5m x 2m)
- Bathroom

**Features**

- Recently Redecorated
- Off Road Parking
- Spacious Kitchen/Diner
- Private Rear Garden
- Close to Local Amenities
- Gas Central Heating



**Financial Requirements**

A minimum of one month's rent, plus a deposit of £1,440.00 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.