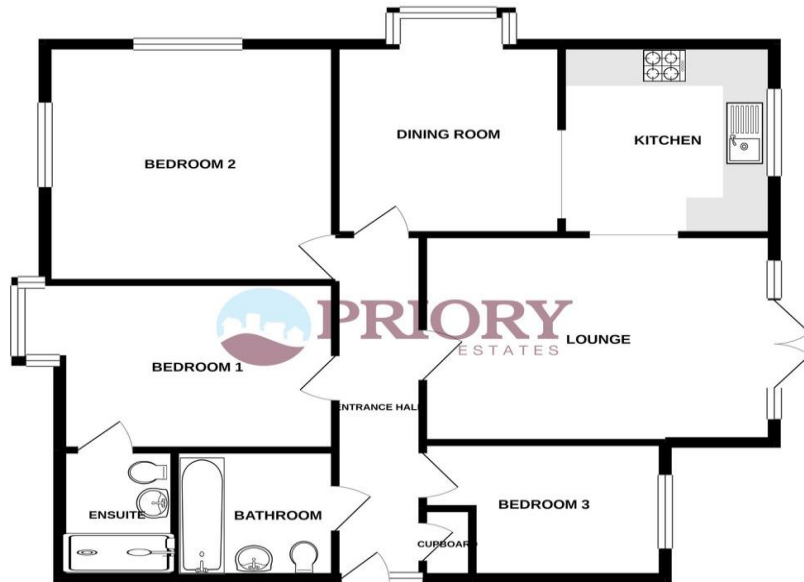


Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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



GROUND FLOOR



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	113
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
82	
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	

Council Tax Band
 Council Tax Band

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.



Orchard Crescent
 Kirby Cross, Frinton-on-Sea

Rent: £1,475pcm
 Energy Efficiency Rating - B





Property Description

Priory Estates are delighted to present this three bedroom detached bungalow situated on a private development in the sought after village of Kirby Cross. This new build property has been finished to a high specification and offers many attractive features including integrated white goods, en-suite shower room and benefits from being within walking distance of local village shops. Enquire for availability on an unfurnished basis.



Accommodation

Entrance Hall
Bedroom One (13'1" x 10'7")
En-Suite Shower Room (7'2" x 5'3")
Bedroom Two (13'1" x 12'3")
Bedroom Three (11'1" x 7'8")
Bathroom
Lounge (16'1" x 11'8")
Kitchen (9'9" x 8'3")
Dining Room (12'6" x 10'5")

Features

New Build
Open Plan Lounge/Kitchen
En-Suite Shower Room
Gas Central Heating
Double Glazing
Garage
Front & Rear Gardens
Close to Local Amenities



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,700 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.