


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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
		73	83

WWW.EPC4U.COM

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 tenant: are advised to recheck the measurements.



Thorpe Road
 Kirby Cross, Frinton-on-Sea

Rent: £1,750 pcm
 Energy Efficiency Rating C





Property Description

A spacious and beautifully presented four bedroom family home, located in the popular village of Kirby Cross. Situated close to the Railway Station, with links to Colchester and London Liverpool Street and within 2 miles of Frinton, which holds ample amenities. This property is decorated to a high spec throughout and consists of a modern fitted kitchen, ground floor bedroom with an ensuite and three good sized bedrooms upstairs. Available from the middle of May on an unfurnished basis, this property is not one to be missed!



Accommodation

Entrance Hall
Study
Utility Room
Bedroom One
Ensuite
Lounge
Kitchen
Conservatory
Landing
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom

Features

Spacious Accommodation
Modern Fitted Kitchen
Integrated Coffee Machine
Air Conditioning to Ground Floor
Ground Floor Bedroom
Village Location
Off Road Parking



Financial Requirements

A minimum of one month's rent, plus a deposit of £2,015 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.