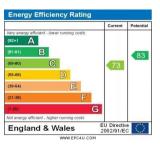
**Frinton Office** 

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.



Thorpe Road

Kirby Cross, Frinton-on-Sea

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 unfumished 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.