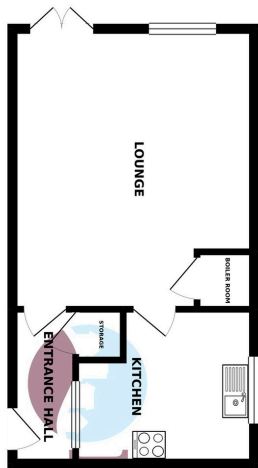


St Marys Road, Frinton On Sea CO13

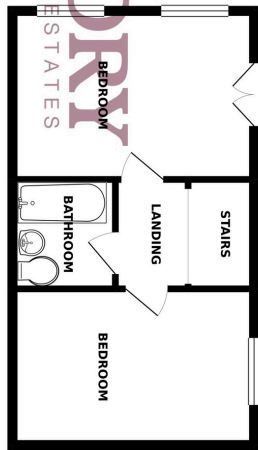
**£1,050 pcm**

Priory Estates are pleased to offer to let this two bedroom corner terrace house within walking distance of Frinton-on-Sea Station. The property benefits from modern kitchen, master bedroom with Juliette balcony, off road parking and communal gardens to the rear. Available from the end of July on an unfurnished basis.

- Close to Local Amenities
- Two Double Bedrooms
- Communal Garden
- Off Road Parking
- Unfurnished
- Available End of July



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee as to their condition or accuracy is given.

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



**Council Tax Band**  
Council Tax Band B

**LOCAL AUTHORITY**  
Tendring District Council

### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,210 is required in cleared funds prior to the commencement of the tenancy.

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.