

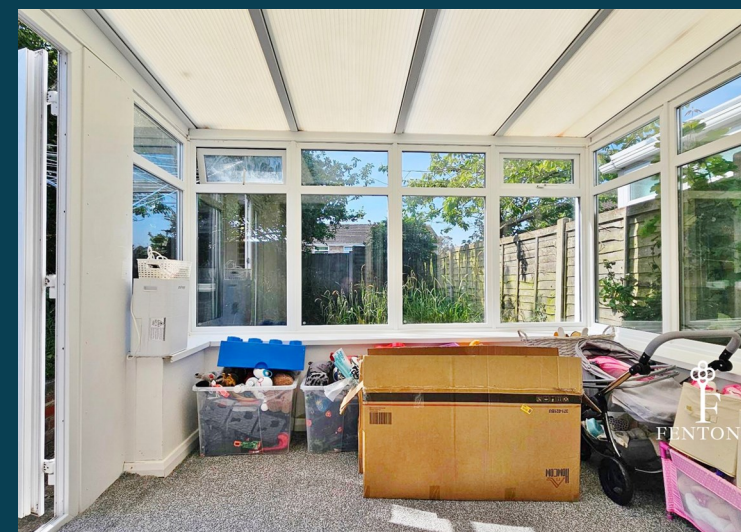
LABURNUM CRESCENT, KIRBY CROSS, ESSEX, CO13 0RH

£1,400 Per month

- Two Bedrooms
- Conservatory
- South Facing Garden
- Modern Kitchen & Shower Room
 - Utility
- Off Road Parking
- Frinton-on-Sea
- Available From 27th June
- Council Tax Band - C
- EPC Rating - C



FENTONS
ESTATE AGENTS



Located in Frinton-on-Sea in a non-estate position, Fentons are delighted to offer for let this TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is well presented throughout and benefits from off street parking, modern kitchen and shower room, utility space and a SOUTH FACING garden. Laburnum Crescent is within easy walking distance of the seafront, the shops and cafés along Connaught Avenue, and Frinton-on-Sea railway station, offering convenient rail links to Colchester and London. Most locations within Connaught Avenue are approximately 5–15 minutes on foot from both the beach and station. Please call us to arrange a viewing.

Accommodation comprises of approximate room sizes:

Obscured sealed unit double glazed door leading to:

Hallway

Built in storage cupboard. Loft access. Spotlights. Doors to:

Shower Room

Modern suite comprises of low level WC. Vanity wash hand basin with high gloss storage cupboard under. Walk in shower cubicle with fitted shower screen wall mounted shower attachments. Fully tiled walls. Tiled flooring. Obscured sealed unit double glazed window to side.

Kitchen

10'10" x 8'7"

Fitted with a range of matching high gloss fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring gas hob with extractor hood above and electric oven under. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Washing machine to remain. Enclosed combination boiler providing heating and hot water throughout. Part tiled walls. Tiled flooring. Radiator. Sealed unit double glazed window to side. Obscured sealed unit double glazed door to side.

Bedroom One

12'3" x 9'2"

Radiator. Sealed unit double glazed window to front.

Bedroom Two

11'6" x 10'5"

Radiator. Sealed unit double glazed window to rear.

Lounge

15'7" x 10'1"

Radiator. Sealed unit double glazed sliding patio door leading to:

Conservatory

9'10" x 9'

Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door leading to:

Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked shrubs. Access to front via side gate. Private access door to utility. Enclosed by panelled fencing.

Outside - Front

Hardstanding concrete area providing off street parking for several vehicles. Remainder laid to lawn.



Lettings Particular Disclaimer

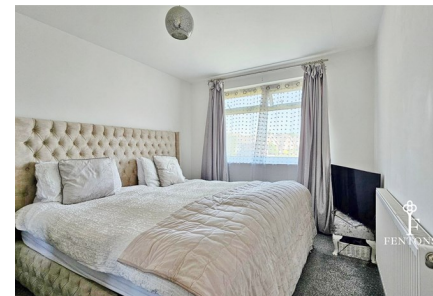
These particulars are intended as a general guide only. Prospective tenants are advised to view the property in person before entering into any contract or making any payments. Please note that photographs may include wide-angle images, which can affect the perception of room size. Room dimensions should always be considered prior to arranging a viewing.

Checks For Right To Rent

In accordance with the government's Right to Rent regulations, we are required to verify the residency status of all applicants. If you are not a UK resident, you will need to provide appropriate Right to Rent documentation. Please contact our office if you require further information or assistance.

Holding Deposit

For all rental properties, a security deposit of one month's rent and one month's rent in advance are required prior to the start of the tenancy. To reserve a property and proceed with your application, a holding deposit equivalent to one week's rent must be paid.



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Call us on
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www.fentonsestates.co.uk

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

