



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



STANDLEY ROAD, WALTON ON THE NAZE, CO14 8PT

£2,250

Lamb and Co are please to advertise this four bedroom, two reception room detached house. Located just off the seafront at Walton-on-the-Naze. This property benefits from having a large garden and parking for 4 vehicles. This property is available now. Contact the office to express interest.

- Available Now
- Pets Considered
- Guarantor Required
- Stones Throw to The Beach
- Double Glazed Throughout
- Council Tax Band- C
- Gas Central Heating
- EPC- D



Sales | Lettings | Commercial | Land & New Homes
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

Porch

Via UPVC part double glazed front door. Carpeted. Wooden partly glazed door to:

Entrance Hall

Carpeted. Radiator. Stairs to first floor. Doors too:

Second Reception Room

13' x 10'10 (3.96m x 3.30m)



New carpet will be fitted. Radiator. Double glazed window to the front of the property.

Living Room

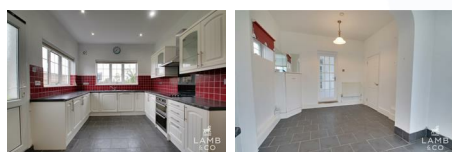
17'10 x 12'4 (5.44m x 3.76m)



New carpet will be fitted, re painted. Radiators x2. Double glazed patio doors to side of the property.

Kitchen/Breakfast Room

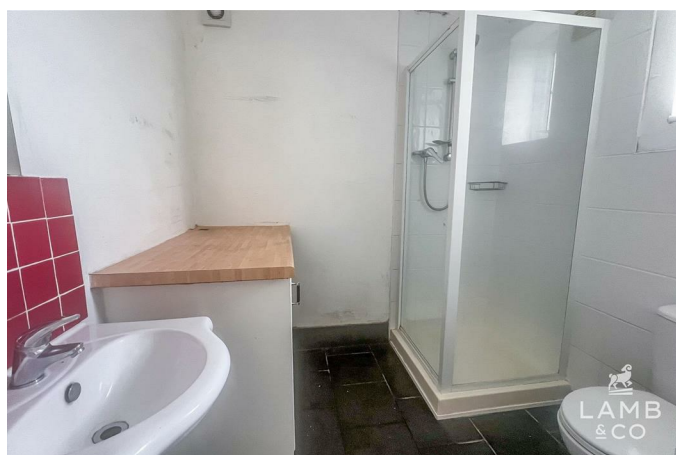
21'10 x 10'11 (6.65m x 3.33m)



Tiled flooring. Partly tiled walls. Marble effect rolled work tops. Stainless Steel sink with drainer and mixer tap. Low and eye level white kitchen units, some with glass doors. Storage cupboard housing combination boiler. Radiator. Double glazed windows to side and rear of the property. Door too:

Shower Room

6'7 x 6' (2.01m x 1.83m)



Tiled flooring. Pedestal sink basin. Rolled work top with low level unit. Shower cubical with glass surrounding. Low level WC. Double glazed window to rear of the property.

Bedroom One

12'11 x 10'10 (3.94m x 3.30m)



New carpet will be fitted, and re painted. Radiator., Double glazed window to front of the property.

Bedroom Two

12'11 x 10'10 (3.94m x 3.30m)



New carpet will be fitted. Will be re painted. Radiator. Double glazed window to side and rear of the property.

Bedroom Three

12'8 x 10'11 (3.86m x 3.33m)



New carpet will be fitted. Will be re painted. Radiator. Double glazed window to side and rear of the property.

Bedroom Four

9'8 x 6'7 (2.95m x 2.01m)



New carpet will be fitted. Will be re painted. Radiator. Double glazed window to the front of the property.

BATHROOM

7'11 x 6' (2.41m x 1.83m)



Tiled flooring. Ceramic path with plastic side panel. Shower attachment, attached to the wall, glass bath screen. Wall hung sink basin. Low level WC. Heated towel rail. Double glazed window to side of the property.

Front



Allocated parking at the front of the property, fully paved.

Rear



Flower borders around the edge of the rear garden with plants and trees. Rest reminder to lawn. Surrounded fence panels to enclose the garden.

Side



Paved area for parking which could fit 10 plus vehicles.

Letting Agent Notes

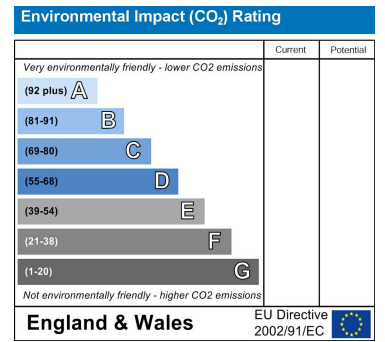
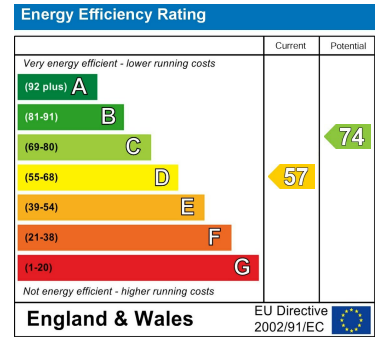
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.



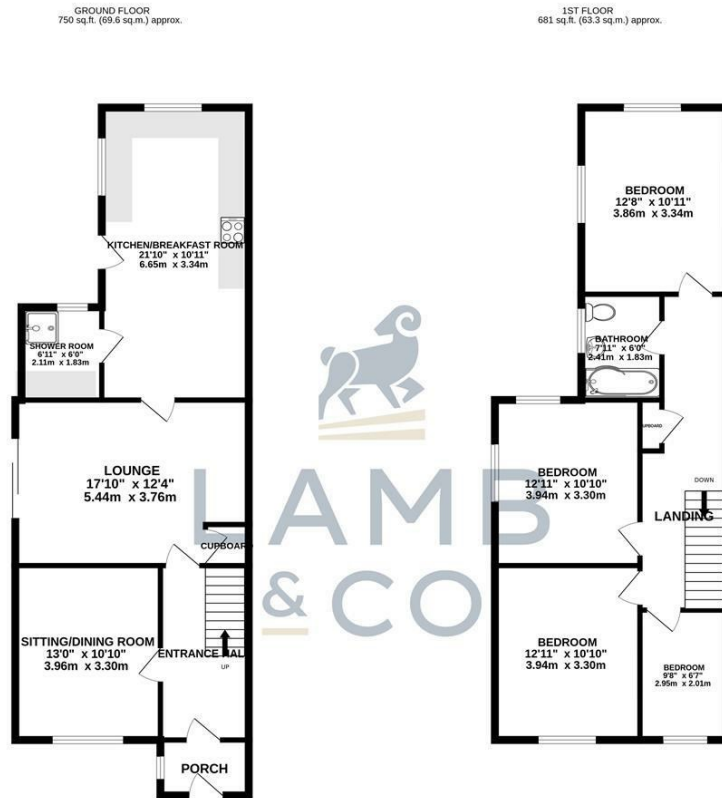
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1431 sq.ft. (132.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2022

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.