



## Hamford Crescent Walton On The Naze, CO14 8FJ

Sheen's Letting & Management are pleased to be offering to the rental market this TWO BEDROOM SEMI DETACHED HOUSE, available NOW! Its located in Hamford Crescent in the newly constructed site near M&S and Aldi. This property benefits from having parking, new décor throughout and long term. Call to express interest and arrange a viewing.

- Newly Constructed 2019
- Gas Central Heating
- Long Term
- Low Maintenance Garden
- Good Location
- No Pets
- DSS Considered with Guarantor
- White Goods Included
- 3/4 Parking spaces
- EPC- B



**£1,200 Per Calendar Month**

## COVID 19- VIEWING ADVICE

Please inform us immediately if you, your household, or anyone you have been in contact with have been unwell, are self isolating, showing any symptoms of COVI-19, so that we may cancel or reorganise. Viewings may only be attended by a maximum of 2 adults aged 18 or over. No children may currently attend at this time. Attending viewers must be strictly from the same household. You will need to use your own transportation as Sheen's staff can no longer offer a lift service. Please wear a face mask or face covering (home made acceptable). Masks are advised to protect one another so our agents/landlords/tenants will also be wearing one to protect you also. Please bring your own hand sanitiser which we will ask you to use before and after the viewing. Do not touch any surfaces, door handles or light switches in the property, If you would like something opened then please request this to be done by the agent/Landlord/tenant. Maintain at least 2 metres between yourselves and the agent/landlord/tenant. We will aim to have the viewing completed within 15-20 minutes so if there are any questions you have which could be asked after the internal viewing, please try and do so.

Accommodation comprises with approximate room sizes:-

## HALLWAY

Storage cupboard to the left. Door to Downstairs WC



## WC

Window to side. Low sink basin. Grey textured tiles by window.



## KITCHEN

10'00 x 11'02

Integrated fridge freezer as well as dishwasher, washing machine and oven/cooker. White décor with matching gloss units, both eye level and floor level.



## LOUNGE

13'01 11'02

White décor. Grey laminate flooring. Window to rear. Patio doors to rear.



## BEDROOM ONE

13'01 x 9'11

Window to rear. Radiator. Grey Carpet.



## BEDROOM TWO

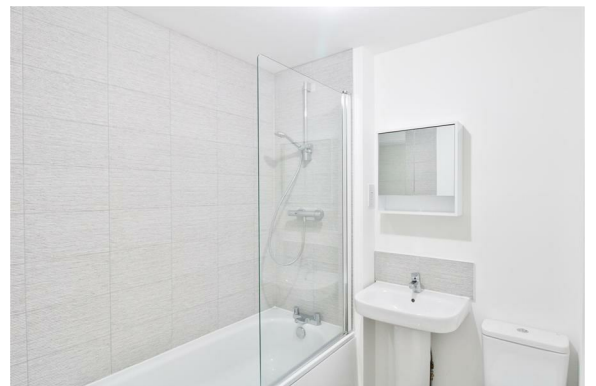
8'07 x 13'01

Window to front. Radiator. Grey carpet. L shaped.



## BATHROOM

White décor. Heated towel rack. Bath with wall attachment for shower. Mirror cabinet.



## REAR

Artificial grass. Patio space. Back gate to access car port.

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## FRONT

Car port which holds two cars. Patio next to car port.



## PARTICULAR DISCLAIMER

These particulars are produced as a guide to the property and you should always view the property before entering into a contract or paying any deposits. All internal some external photographs are taken using wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

## HOLDING DEPOSIT (for the reservation of a property)

Please Note: This payment may not be refunded if the tenant or another relevant party including the Guarantor(s) withdraws, fails a Right to Rent check or provides false or misleading information which effects the suitability to rent the the property. If the tenancy proceeds, the holding deposit compensates towards the damage Deposit (Security Deposit).

## DEPOSIT

4 WEEKS RENT

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## Selling properties... not promises

📍 149 Connaught Avenue, Frinton-on-Sea, Essex, CO13 9AH  
☎ 01255 852555 ✉ [frinton@sheens.co.uk](mailto:frinton@sheens.co.uk) 🌐 [sheens.co.uk](http://sheens.co.uk)

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

**Sheen's**  
The Action Agents

