



## Garden Road Walton On The Naze, CO14 8RR

Sheens Letting & Management are pleased to offer to market this **TWO BEDROOM SEMI-DETACHED BUNGALOW** located on the popular Homelands' Development. The property is located within 100 metres of Frinton's 'Triangle' shopping amenities. The property benefits from two bedrooms, a modern fitted kitchen and a rear garden. Please call on 01255 852555 to book your viewing.

- Two Bedrooms
- 16'8 x 10'8 Lounge/Diner
- 12'4 x 10'5 Modern Kitchen
- Long Term Let
- Working/Retired Tenants Only
- Rear Garden
- EPC Rating - C
- Council Tax Band - C



**£1,300 Per Calendar Month**

## Draft Lettings Details

Draft Details - Not Yet Approved By Vendor

Obscured sealed unit double glazed door leading to:

### ENTRANCE HALLWAY

Built in airing cupboard housing combination boiler providing heating and hot water throughout. Loft access. Laminate flooring. Radiator. Doors to:



### LOUNGE/DINER

16'8 x 10'8

Radiator. Sealed unit double glazed window to front.



### BEDROOM ONE

14'8 x 10'8

Radiator. Sealed unit double glazed window to rear.





## BEDROOM TWO

13'6 x 8'2

Fitted wardrobe. Radiator. Sealed unit double glazed window to front.



## BATHROOM

Four piece suite. Low level WC. Vanity hand wash basin with mixer tap and storage space under. Enclosed panelled bath. Fitted corner shower cubicle with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



## KITCHEN

12'4 x 10'5

Fitted with a range of matching fronted units. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with electric oven under. Fitted extractor hood. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Laminate flooring. Featured full length radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door leading to:



## OUTSIDE - REAR

Part paved area. Remainder laid to lawn. Beds stocked with trees. Private access door to garage. Outside tap. Enclosed by panel fencing.



## OUTSIDE - FRONT

Hard standing area providing off street parking for several vehicles leading to garage with up and over door. Remainder laid to lawn.



### Checks For Right To Rent

As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance,

### Lettings Particular Disclaimer

These particulars do not constitute part of an offer or contract to rent the property. Please verify there accuracy personally. All internal and external photos are taken with a wide angle lens, therefore before organising a viewing, room sizes should be taken into consideration.



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## Selling properties... not promises

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**Sheen's**  
The Action Agents

