



## North Street Walton On The Naze, CO14 8PH

Sheen's Letting & Management are delighted to advertise this ONE DOUBLE BEDROOM MID TERRACED HOUSE. The property is conveniently located on the fringe of Walton's Town Centre. It is within 50 meters of the Seafront. The mainline Railway Station with links to London Liverpool Street is within a quarter of a mile of the property. Please call on 01255 852555 to book your viewing.

- One Bedroom
- Mid Terrace House
- Garden
- Long Term Let
- Good Location
- Pets Considered
- Available Now
- Council Tax Band- A
- EPC- C



**£1,000 Per Calendar Month**

Accommodation comprises with approximate room sizes:-

### Lounge

11'5" x 11'1"

Built in cupboard housing meters. Radiator. Sealed unit double glazed window to front. Door to:-

### Kitchen/Breakfast Room

13'8" x 11'8"

Fitted with a range of matching high gloss fronted units. Wooden hard edge work surfaces. Inset stainless steel bowl sink drainer unit. Inset four ring gas hob with electric oven under. Fitted extractor hood. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Wooden splashback. Tiled flooring. Enclosed combination boiler providing heat and hot water throughout. Stair flight to first floor. Spotlights. Fitted shelving. Radiator. Sealed unit double glazed French style doors leading to rear garden.

### Landing

Spotlights. Open access to:-

### Master Bedroom

11'9" x 7'11"

Spotlights. Radiator. Sealed unit double glazed window to front. Door leading to:-

### En-Suite Shower Room

Suite comprises low level w/c. Vanity wash hand basin with mixer tap and storage space under. Enclosed shower cubicle with wall mounted shower attachment and tri-folding door. Part tiled walls. Tiled flooring. Extractor fan. Spotlights. Wall mounted heated towel rail.

### Outside Rear

Paved area. Enclosed by panelled fencing and brick wall.

### 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).

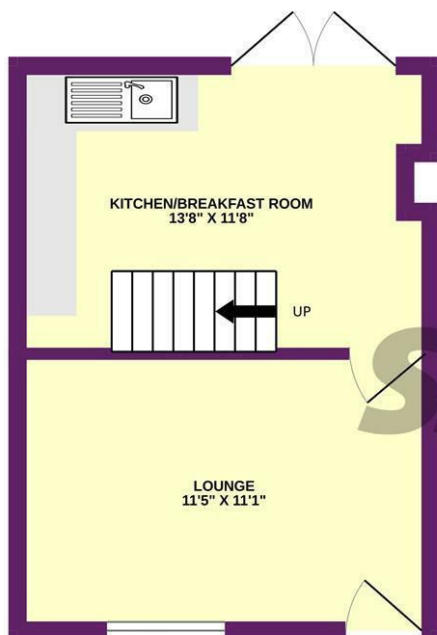
### DEPOSIT

5 WEEKS

£1,153

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GROUND FLOOR



1ST FLOOR



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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Selling properties... not promises

📍 149 Connaught Avenue, Frinton-on-Sea, Essex, CO13 9AH  
 ☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

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

**Sheen's**  
The Action Agents

