



Rochford Way Walton On The Naze, CO14 8SR

Sheen's Letting & Management are pleased to offer to market this **TWO BEDROOM DETACHED BUNGALOW**. The property benefits from double glazed windows, gas central heating and a garage. The property is conveniently positioned within approximately 500m of Frinton Triangle Shopping Centre. Please call us on 01255 852555 to book your viewing.

- Two Bedrooms
- Lounge/Diner
- Kitchen
- Bathroom
- Approx 40' Rear Garden
- Garage & Off Street Parking
- Available Now
- EPC Rating - TBC
- Council Tax Band - C



£1,350 Per Calendar Month

Draft Lettings Details

Draft Details - Not Yet Approved By Vendor

Double glazed entrance door leading to:

ENTRANCE HALLWAY

Storage cupboard housing wall mounted boiler providing hot water and central heating. Airing cupboard. Doors to:



LOUNGE/DINER

Two radiators. Double glazed window to side and rear. Double glazed sliding patio doors to rear. Vinyl flooring to be fitted. Open access to:



KITCHEN

Fitted with a range of matching wood fronted units at both eye and floor level. Laminated rolled edge work surfaces with inset one and a half bowl ceramic sink unit. Inset four ring gas hob with extractor hood above. Inset waist height electric oven. Space and plumbing for washing machine. Space for under counter fridge and freezer. Part tiled walls. Radiator. Double glazed window and door to side.



BEDROOM ONE

Radiator. Double glazed window to front.



BEDROOM TWO

Radiator. Double glazed window to front. Fitted wardrobes.



BATHROOM

Three piece white suite. Low level WC. Pedestal hand wash basin. Panel enclosed bath with wall mounted electric shower (not tested). Fully tiled walls. Double glazed window to side.



OUTSIDE - REAR

Paved patio area with remainder being laid to lawn. Borders stocked with flowers and shrubs. Enclosed by panel fencing. Enclosed storage area. Gates both side of property giving access to:



OUTSIDE - FRONT

Mainly laid to lawn. Hard standing area providing off street parking and access to garage.



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 their 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.



Selling properties... not promises

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Sheen's
The *Action* Agents

