



## Woodside Walton On The Naze, CO14 8NR

Sheens Letting & Management are pleased to offer to market this TWO BEDROOM SEMI-DETACHED BUNGALOW. The property benefits from being positioned on a corner plot, two double bedrooms and a newly fitted shower room. The property is available now, so please call us on 01255 852555 to book your viewing.

- Two Double Bedrooms
- Corner Plot Position
- Conservatory
- Recently Fitted Shower Room
- Fitted Kitchen
- Available Now
- No Pets
- Garage & Off Street Parking
- EPC Rating - D
- Council Tax Band - C



**£1,350 Per Calendar Month**

## Draft Lettings Details

Draft Details - Not Yet Approved By Vendor

Sealed unit double glazed door leading to:

### ENTRANCE HALLWAY

Built in storage cupboard. Loft access. Radiator. Doors to:

### BEDROOM ONE

14'6 x 10'11

Radiator. Sealed unit double glazed window to front.



### BEDROOM TWO

12'4 x 9'10

Radiator. Sealed unit double glazed window to front.



### SHOWER ROOM

Three piece white suite. Low level WC in vanity unit with high level sink unit. Corner shower cubicle with wall mounted shower attachment. Tile splash backs.. Radiator. Double glazed window to side.



## LOUNGE

17'7 x 10'11

Marble fire surround with inset gas fire. Radiator. Sealed unit double glazed window to rear.



## KITCHEN

10'10 x 10'

Fitted with a range of matching fronted units. Wood effect rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Newly fitted electric oven with newly fitted four ring gas hob and extractor above. Integrated fridge/freezer. Plumbing and space for washing machine. Laminate flooring. Wall mounted combination boiler providing hot water and central heating. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:



## CONSERVATORY

15'7 x 7'10

Laminate flooring. Radiator. Sealed unit double glazed windows to side and rear aspects. Sealed unit double glazed door leading to:



## OUTSIDE - REAR

Large corner plot partly laid to paving. Remainder laid to lawn. Outside tap. Private access door to garage. Access to front via side gate. Enclosed by panelled fencing.



## OUTSIDE - FRONT

Large corner plot laid to lawn. Pathway leading to entrance door. Hardstanding concrete area round to the side leading to garage with up and over door.



## 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.



GROUND 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

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**Sheen's**  
The Action Agents