

GARDEN ROAD, WALTON ON THE NAZE, ESSEX, CO14 8RR

£1,350 Per month

- Two Double Bedrooms
- Modern Kitchen
- Modern Four Piece Bathroom Suite
- Close to 'Triangle' Shopping Centre
- Potential for Loft Conversion S.T.P.P.
- Garage & Off Road Parking
- Popular 'Homelands' Development
- No Onward Chain
- Council Tax Band - C
- EPC Rating - C



FENTONS
ESTATE AGENTS



Situated on the ever popular 'Frinton Homelands' development and within 100 meters of Frinton's 'Triangle' shopping amenities, Fentons are pleased to offer for rent this MODERN, TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is available now and conveniently located within one and a quarter miles of Frinton's Mainline Railway Station, Town Centre and Seafront.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

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 1

14'8" x 10'8"

Radiator. Sealed unit double glazed window to rear.

Bedroom 2

13'6" x 8'2"

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

Bathroom

Four piece suite comprises of low level WC. Vanity wash hand 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 both at 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 panelled fencing.

Outside - Front

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

Lettings Particular Disclaimer

These particulars are intended as a general guide only. Prospective tenants are advised to view the property in person before entering into any contract or making any payments. Please note that photographs may include wide-angle images, which can affect the perception of room size. Room dimensions should always be considered prior to arranging a viewing.

Checks For Right To Rent

In accordance with the government's Right to Rent regulations, we are required to verify the residency status of all applicants. If you are not a UK resident, you will need to provide appropriate Right to Rent documentation. Please contact our office if you require further information or assistance.

Holding Deposit

For all rental properties, a security deposit of one month's rent and one month's rent in advance are required prior to the start of the tenancy. To reserve a property and proceed with your application, a holding deposit equivalent to one week's rent must be paid.



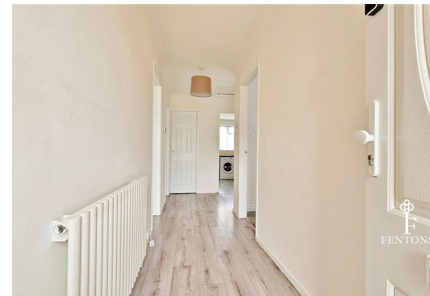
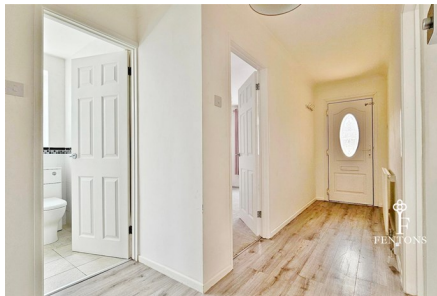
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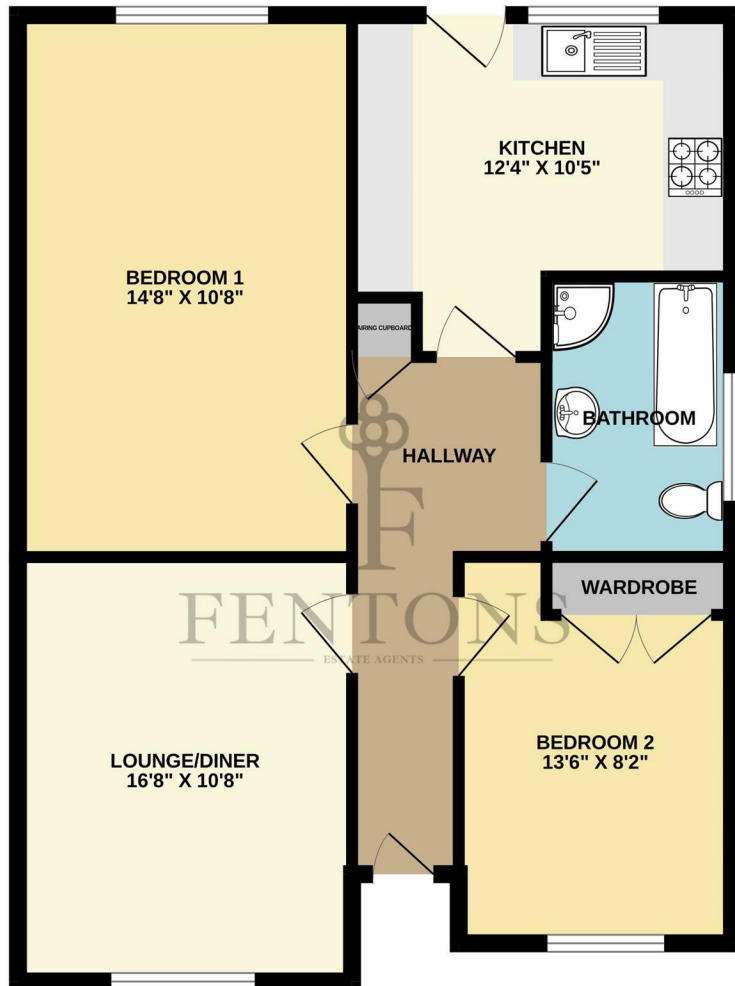




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GROUND FLOOR



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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Call us on

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www.fentonsestates.co.uk

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

