



Church Road, Walton-on-the-Naze CO14

**£1,250 pcm**

Priory Estates are delighted to present this two bedroom semi detached house. Situated within a short walk to local amenities, the seafront and Walton Railway Station, with links to Colchester and London Liverpool Street. This property also benefits from a spacious open plan lounge/diner, conservatory, off road parking and a spacious rear garden.

- Open Plan Lounge/Diner
- Conservatory
- Recarpeted Throughout
- Off Road Parking
- Unfurnished
- Available End of June



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



**Council Tax Band**  
Council Tax Band C

**LOCAL AUTHORITY**  
Tendring District Council

### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,440 is required in cleared funds prior to the commencement of the tenancy.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy they should not be relied upon and potential tenants are advised to recheck the measurements.