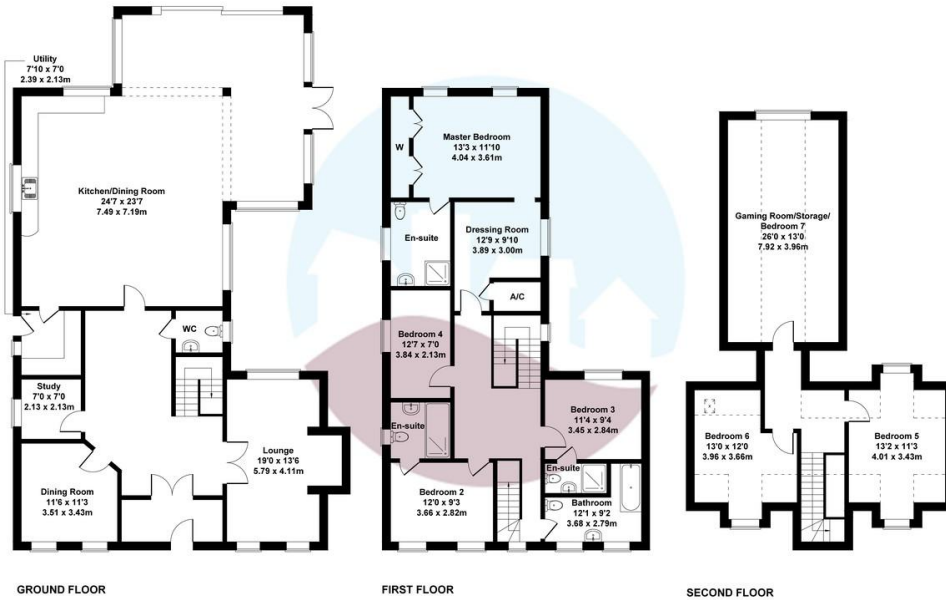


Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

Harwich Office
 147 High Street
 Harwich
 Essex CO12 3AX
 Tel: (01255) 506655

Approximate Gross Internal Area
 3703 sq ft - 344 sq m



Energy Efficiency Rating		Current	Potential
<small>Lower energy efficient - lower running costs</small>			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Council Tax Band
 Council Tax Band G

LOCAL AUTHORITY
 Tendring District Council

OFFICE
 88 Connaught Avenue
 Frinton-On-Sea
 Essex
 CO13 9PT

T: 01255 677688
E: admin@prioryestates.co.uk
W: www.prioryestates.co.uk

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 tenant are advised to recheck the measurements.



Kirby Road
 Walton On The Naze

Rent: £2,750 pcm
 Energy Efficiency Rating C





Property Description

A beautifully presented 6/7 bedroom detached family home situated close to the heart of the seaside town Walton-On-The-Naze. Offering flexible accommodation with up to seven bedrooms across three floors, accompanied by three ensuite shower rooms. This spectacular property sits on approximately 2 acres of stunning grounds with an eye catching lake and views over the backwaters, perfect for summer days. This property is a rare find on the rental market and provides ample living space for a growing family or for those who enjoy entertaining guests. Benefiting from an endless amount of features, being close to local amenities, off road parking for 6 cars and underfloor heating throughout. Available from February.

Accommodation

- Entrance Porch
- Entrance Hall
- Downstairs Cloakroom
- Living Room
- Dining Room
- Study
- Kitchen
- Utility Room
- First Floor Landing
- Dressing Room
- Four Bedrooms
- Three Ensuities
- Bathroom
- Second Floor Landing
- Two Bedrooms
- Games Room/Bedroom

Features

- Spacious & Flexible Accommodation
- 2 Acres of Stunning Grounds
- Views Of The Backwaters
- Underfloor Heating
- Off Road Parking for 6 Cars
- Close Proximity to Local Amenities & Schools



Financial Requirements

A minimum of one month's rent, plus a deposit of £2,750 is required in deared funds prior to the commencement of the tenancy.

Term

A minimum of 6 months under an Assured Shorthold Tenancy Agreement, with an extension to the contract should both parties agree.

Restrictions

Certain Restrictions have been placed on this property, please ask for details.