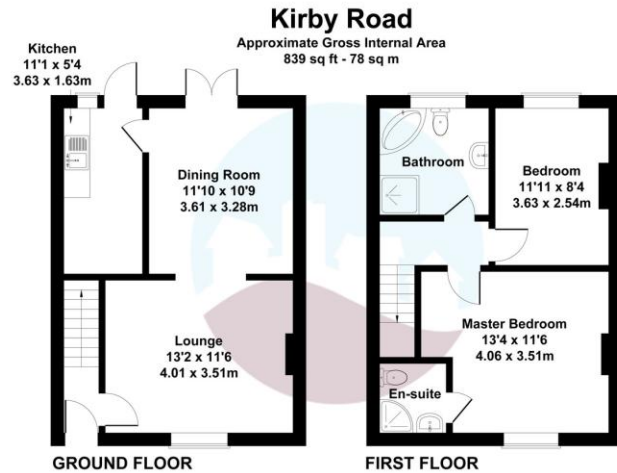


**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
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**Harwich Office**  
 147 High Street  
 Harwich  
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 Tel: (01255) 506655



Not to Scale. Produced by The Plan Portal 2024  
 For Illustrative Purposes Only.



**Kirby Road**

**Rent: £1,050 pcm**

Walton On The Naze, Essex

Energy Efficiency Rating D

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-10)	G
Not energy efficient - higher running costs	
63	83
England & Wales	
EU Directive 2002/91/EC	
WWW.EPC4U.COM	

**Council Tax Band**

Council Tax Band B

**LOCAL AUTHORITY**

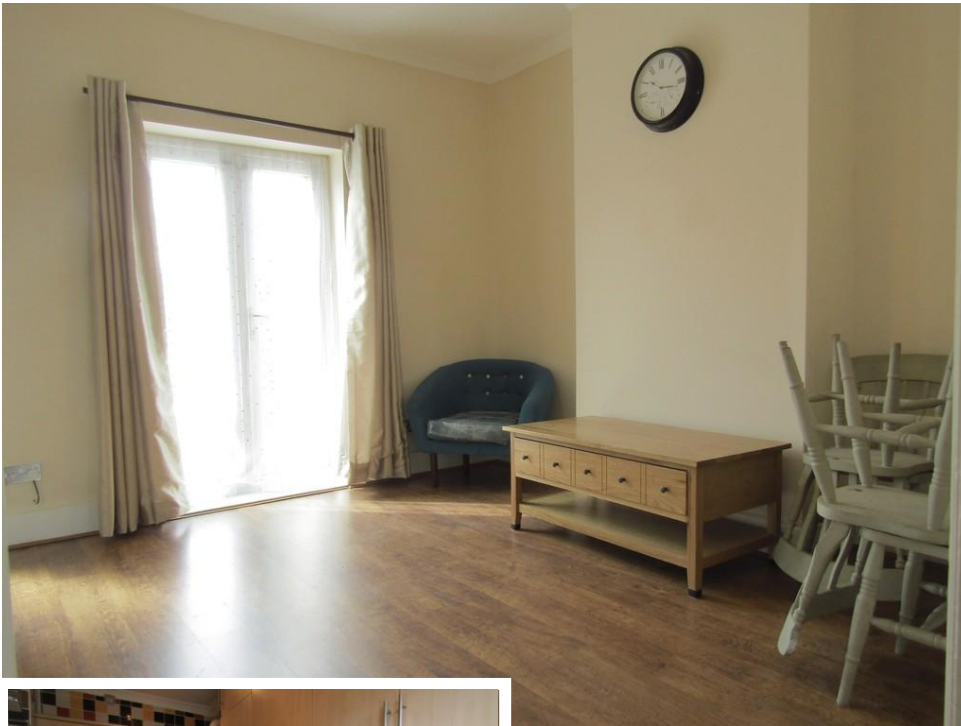
Tendring District Council

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**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.





### Property Description

A stunning two bedroom end of terrace house located in the popular seaside town of Walton-on-the-Naze. With just a short walk to local amenities and the seafront, this property also benefits from two reception rooms, Ensuite shower room and double bedrooms. Externally this property benefits from a spacious rear garden and off road parking. Available from the middle of April on an unfurnished basis.



### Accommodation

Entrance  
Lounge (4m x 3.5m)  
Dining Room (3.6m x 3.3m)  
Kitchen (3.6m x 1.6m)  
Landing  
Bedroom One (4.1m x 3.5m)  
Ensuite Shower Room  
Bedroom Two (3.6m x 2.5m)  
Bathroom

### Features

Two Reception Rooms  
Double Bedrooms  
Gas Central Heating  
Ensuite Shower Room  
Spacious Rear Garden  
Off Road Parking



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,210 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.