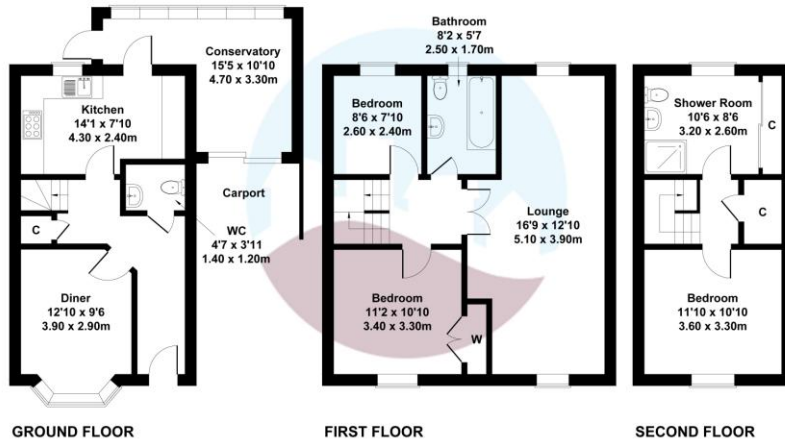


Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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

Third Avenue

Approximate Gross Internal Area
 1410 sq ft - 131 sq m



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



Third Avenue

Rent: £1,375 pcm

Walton On The Naze, Essex

Energy Efficiency Rating C

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
(1-20)	G
Not energy efficient - higher running costs	
77	87
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	

Council Tax Band

Council Tax Band D

LOCAL AUTHORITY

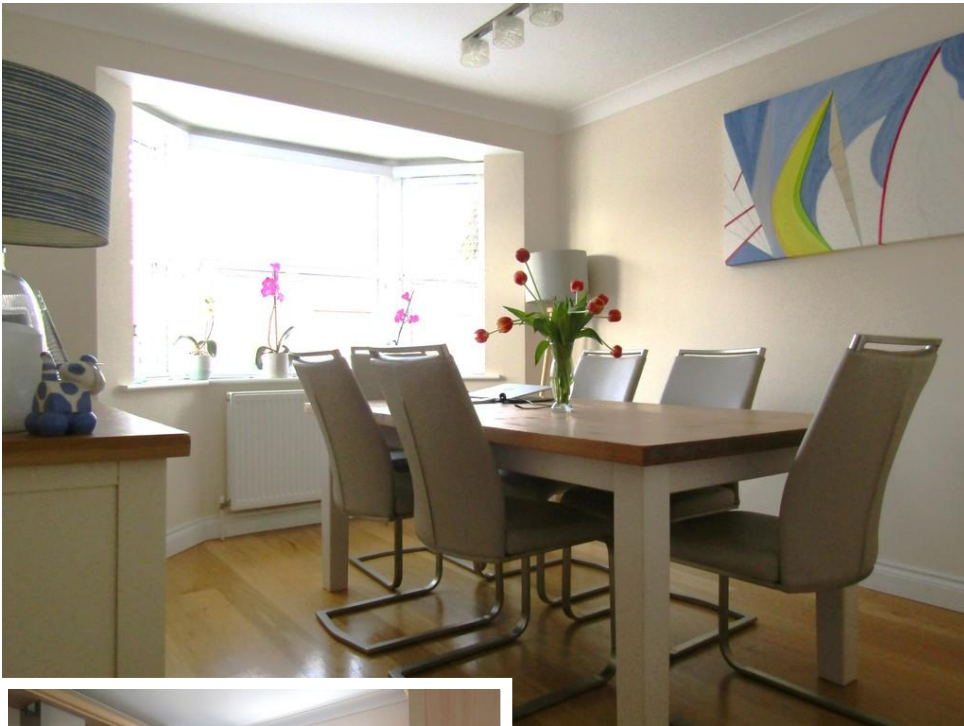
Tendring District Council

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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

Priory Estates are delighted to present this three bedroom semi linked town house. Perfectly situated within the poplar seaside town of Walton, this property is just a short walk to the seafront, local amenities and Railway Station with links to Colchester and London Liverpool Street. This property also benefits from two reception rooms, two family bathrooms, car port, and conservatory. Available from the end of November on an unfurnished basis.



Accommodation

- Entrance Hall
- Dining Room (3.9m x 2.9m)
- Kitchen (4.3m x 2.4m)
- WC
- Conservatory
- First Floor
- Lounge (5.1m x 3.9m)
- Bedroom One (3.4m x 3.3m)
- Bedroom Three (2.6m x 2.4m)
- Second Floor Landing
- Bedroom Two (3.6m x 3.3m)
- Shower Room

Features

- Modern Town House
- Two Reception Rooms
- Two Family Bathrooms
- Conservatory
- Car Port
- Gas Central Heating



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,585 is required in deared funds prior to the commencement of the tenancy.

Term

A minimum of 9 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.