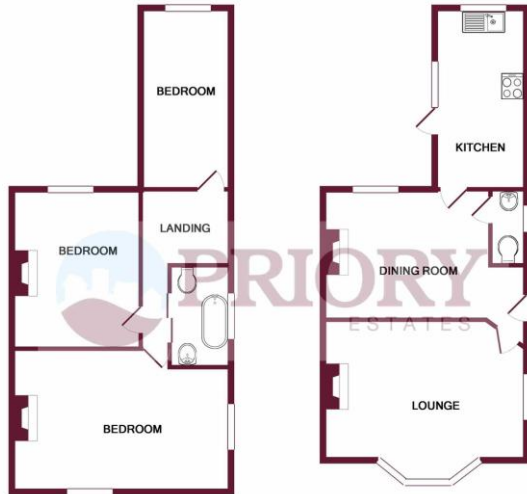


Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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



Crescent Road

Rent: £1,295 pcm

Walton On The Naze

Energy Efficiency Rating E

Energy Efficiency Rating	
Current	Potential
	80
46	

Very energy efficient - lower running costs

A (92+)

B (81-91)

C (69-80)

D (55-68)

E (39-54)

F (21-38)

G (1-20)

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

www.epca4u.com

Council Tax Band
 Council Tax Band B

LOCAL AUTHORITY
 Tendring District Council

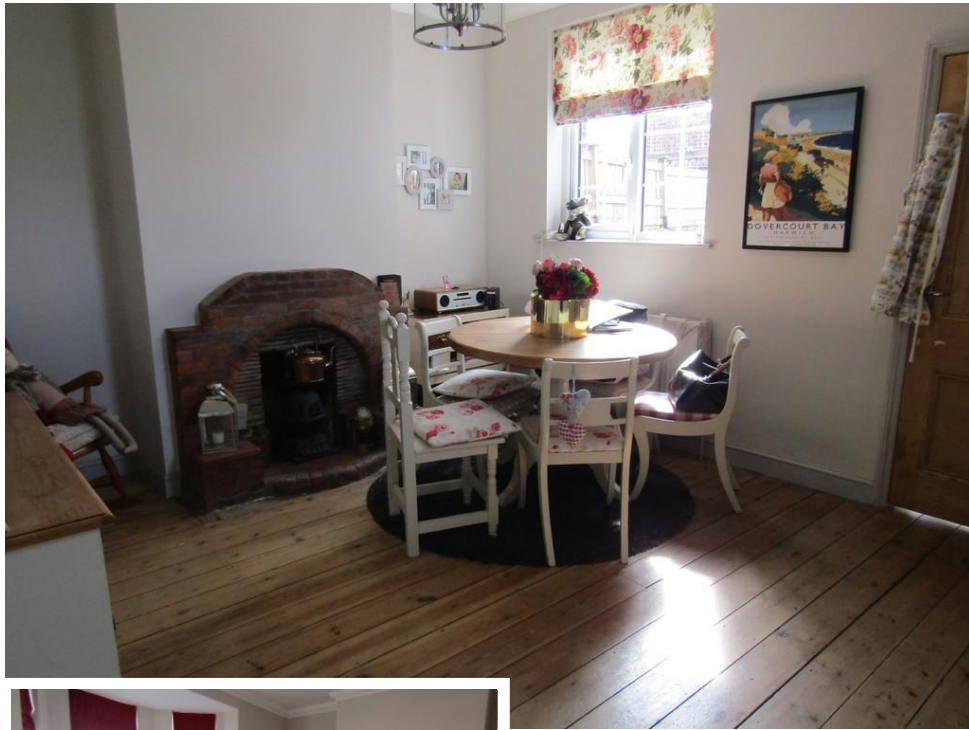


OFFICE
 88 Connaught Avenue
 Frinton-On-Sea
 Essex
 CO13 9PT

T: 01255 677688
E: admin@priorityestates.co.uk
W: www.priorityestates.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 tenants are advised to recheck the measurements.





Property Description

A three bedroom semi detached house located in the heart of Walton-On-The-Naze, with a convenient short walk to local amenities, sea front and railway station with links to Colchester and London Liverpool Street. This property is beautifully presented throughout and offers spacious accommodation with off road parking. Available from the end of September on an unfurnished basis.

Please note these photos are from a previous listing



Accommodation

Lounge (4.26m x 3.65m)
Dining Room (4.87m x 3.65m)
Kitchen (3.96m x 1.98m)
Bedroom One (4.29m x 3.90m)
Bedroom Two (3.38m x 2.62m)
Bedroom Three (4.17m x 2.10m)
Bathroom (2.28m x 1.37m)
Separate WC

Features

Town Location
Close to Seafront
Enclosed Garden
Gas Central Heating
High Spec Finish
Off Road Parking



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,490 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.