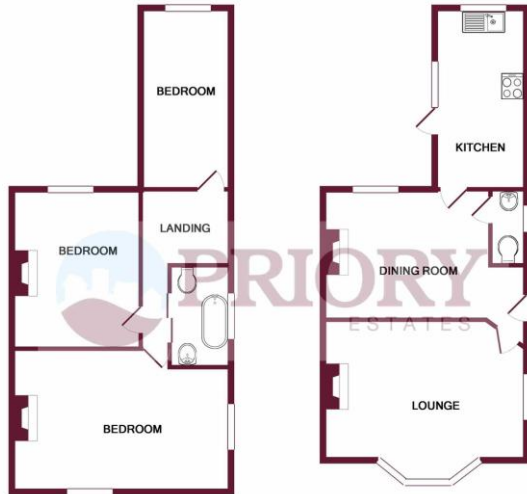


**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688

**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

EU Directive 2002/91/EC

England & Wales

www.epca.gov.uk

**Council Tax Band**  
 Council Tax Band B

**LOCAL AUTHORITY**  
 Tendring District Council

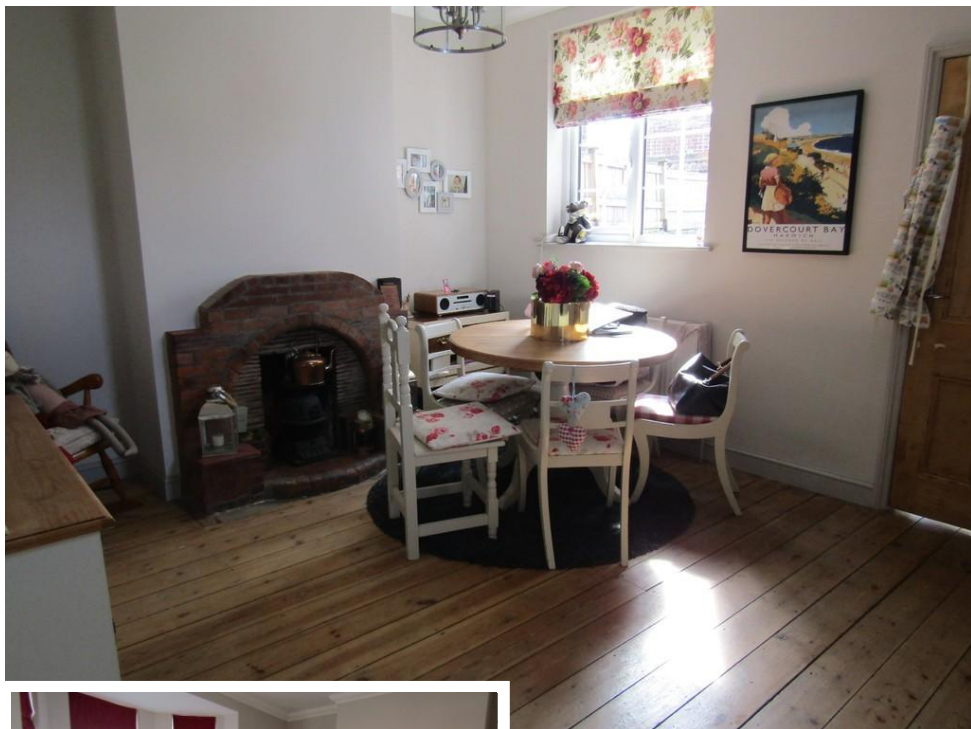


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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy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