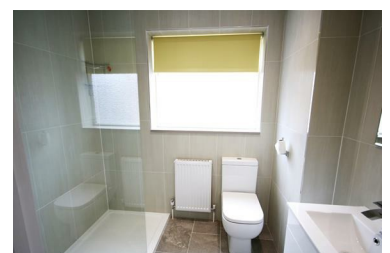




## Gatefield Close Walton On The Naze, CO14 8SH

\*\*\* AVAILABLE END OF SEPTEMBER 2025 \*\*\* Sheen's Letting & Management are pleased to be offering to the market this well presented TWO BEDROOM SEMI-DETACHED BUNGALOW situated in a quiet cul-de-sac in Walton-on-the-Naze. A viewing is highly recommended so please call us on 01255 85255 to arrange a viewing.

- Two Bedrooms
- Fitted Kitchen
- Modern Throughout
- Garage & Off Street Parking
- Gas Central Heating
- Long Term Let
- Retired/Working Tenants Only
- Available Late September 2025
- Council Tax Band - C
- EPC Rating - E



**£1,250 Per Calendar Month**

## Draft Lettings Details

Draft Details - Not Yet Approved By Vendor

### ENTRANCE HALLWAY

Two storage cupboards. Doors to:



### LOUNGE

16' x 10'11

Double glazed window to rear.



### KITCHEN

10'10 x 8'3

Fitted kitchen. Matching white wall and floor units. White work surfaces. Part tiled walls. Sink/drain. Integrated oven and hob with extractor over. Space and plumbing for washing machine. Breakfast bar. Space for fridge/freezer. Double glazed window to rear into conservatory. Door to:



### CONSERVATORY

10' x 10'

Double glazed windows. Door to rear garden.





### BEDROOM ONE

12'11 x 10'11

Built in wardrobe. Double glazed window to front.



### BEDROOM TWO

10'11 x 9'

Built in wardrobe. Double glazed window to front.



### SHOWER ROOM

Walk in shower unit. Vanity hand wash basin. Low level W.C. Double glazed window to rear.

### OUTSIDE - FRONT



### OUTSIDE - REAR

Enclosed by paneled fencing and picket fencing. Greenhouse. Mainly laid to lawn. Shrubs to rear.



### Checks For Right To Rent

As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a 'Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance,

### Lettings Particular Disclaimer

These particulars do not constitute part of an offer or contract to rent the property. Please verify their accuracy personally. All internal and external photos are taken with a wide angle lens, therefore before organising a viewing, room sizes should be taken into consideration.



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## Selling properties... not promises

📍 149 Connaught Avenue, Frinton-on-Sea, Essex, CO13 9AH  
☎ 01255 852555 ✉ [frinton@sheens.co.uk](mailto:frinton@sheens.co.uk) 🌐 [sheens.co.uk](http://sheens.co.uk)

**Sheen's**  
The *Action* Agents

