

Falklands Road, Burnham-on-Crouch

CM0 8SN

CURTIS O'BOYLE

Sales & Lettings





Falklands Road, Burnham-on-Crouch

CMO 8SN

£230,000

Offered with no onward chain an extended one bedroom terraced house close to the Railway Station and local amenities. Rear garden and allocated parking.

LOUNGE 13' 10" x 11' 11" (4.22m x 3.63m)

Obscure double glazed entrance door, Double glazed window to front aspect, textured and coved ceiling, built in cupboard, radiator, stairs to first floor.

KITCHEN 13' 10" x 5' 7" (4.22m x 1.7m) Textured and coved ceiling, understairs cupboard, fitted base and wall units, radiator, stainless steel sink unit with mixer tap inset into work tops, built in electric oven and four ring hob, tiled splashbacks, opening to dining room.

REAR GARDEN Paved patio area, laid to lawn, timber shed, panelled fencing gated rear access to **ALLOCATED PARKING**

DINING ROOM 10' 1" x 9' 1" (3.07m x 2.77m)

Double glazed window to rear aspect, double glazed door to rear garden, two double glazed skylight windows, fitted units, radiator, door to WC.

WC Obscure double glazed window to rear aspect, close coupled WC and wash hand basin, radiator.

FIRST FLOOR LANDING Double glazed window to rear aspect, textured and coved ceiling, loft access, airing cupboard housing gas boiler.

BEDROOM 11' 4" x 10' 9" (3.45m x 3.28m)

Double glazed window to front aspect, radiator, textured and coved ceiling, built in double wardrobe.

SHOWER ROOM 5' 11" x 5' 6" (1.8m x 1.68m)

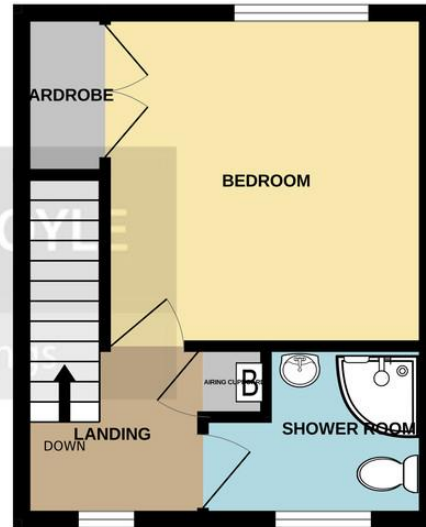
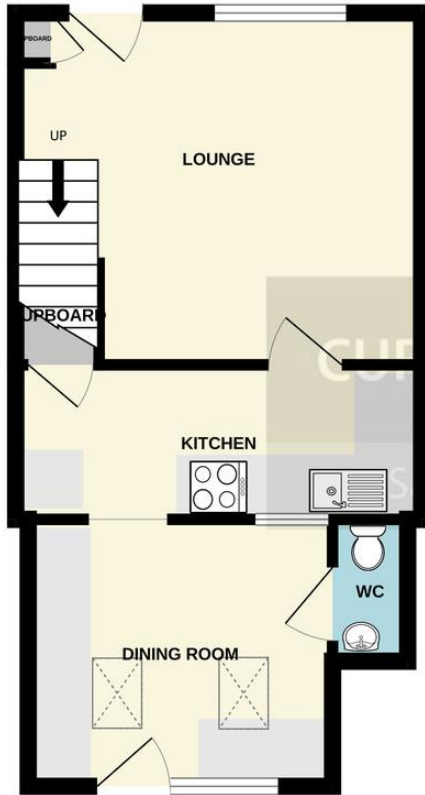
Obscure double glazed window to rear aspect, heated towel rail, tiled corner shower cubical, low level WC, vanity wash hand basin, part tiled walls, textured and coved ceiling with inset downlighters.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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