

**CURTIS O'BOYLE**

Sales & Lettings

Western Road, Burnham-on-Crouch

CMO 8JE



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£279,950

Mid terraced house conveniently situated for the High Street and Railway Station. Accommodation includes a lounge, kitchen/diner, ground floor bathroom and two first floor double bedrooms.

**ENTRANCE LOBBY** Obscure double glazed entrance door, double glazed window to side aspect, open plan to lounge.

**LOUNGE** 10' 11" x 10' 6" (3.33m x 3.2m) Double glazed bay window to front aspect, radiator, smooth ceiling, wood effect laminated flooring, feature fireplace, opening to inner hall.

**INNER HALL** Stairs to first floor, door to kitchen/diner.

**KITCHEN/DINER** 10' 11" x 10' 6" (3.33m x 3.2m) Double glazed window to rear aspect, radiator, smooth ceiling, range of fitted base and wall units, one and a quarter bowl porcelain sink unit with mixer tap inset into work tops, built in electric oven and four ring gas hob with hood above, space for washing machine and fridge/freezer, under stairs cupboard, wood effect laminated flooring, smooth ceiling, tiled splashbacks, door to rear lobby.

**REAR LOBBY** Obscure glazed door to side aspect, tiled floor, door to bathroom.

**BATHROOM** 9' 2" x 6' 1" (2.79m x 1.85m) Obscure double glazed window to side aspect, radiator, smooth ceiling, part tiled walls, tiled floor, cupboard housing gas boiler, panelled bath with shower over, close coupled WC, vanity wash hand basin.

**LANDING** Smooth ceiling, doors to bedrooms.

**BEDROOM ONE** 11' x 10' 7" (3.35m x 3.23m) Double glazed window to front aspect, radiator, smooth ceiling, loft access, built in wardrobes.

**BEDROOM TWO** Double glazed window to rear aspect, radiator, smooth ceiling, built in over stairs wardrobe.

**REAR GARDEN** 42' (13m) Approx. in length. Brick patio area, brick store, gated side access (right of access), panelled fencing, small area laid to lawn surrounded by well stocked flower and shrub beds.

**MONEY LAUNDERING REGULATIONS** Please be advised that all purchasers will need to adhere to current laws of money laundering and therefore will need to provide Curtis O'Boyle Agents with photographic identification and proof of residency identification before any transaction is started to comply with the legislation



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

GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.

1ST FLOOR  
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 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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