



CURTIS O'BOYLE

Sales & Lettings

Albert Road, Burnham-on-Crouch

CM0 8DZ



Albert Road, Burnham-on-Crouch

CMO 8DZ

£290,000

Being offered for sale with no onward chain and conveniently located for local amenities is this two bedroom semi detached character cottage style property.

LOUNGE 11' 11" x 10' 2" (3.63m x 3.1m) Timber entrance door, double glazed window to front aspect, radiator, coved to smooth ceiling, exposed floorboards, brick fireplace.

DINING AREA 11' 11" x 9' 8" (3.63m x 2.95m) Stairs to first floor, radiator, brick fireplace.

REAR LOBBY 10' 5" x 4' 3" (3.18m x 1.3m) Door to side aspect, radiator, tiled floor.

BATHROOM 7' 3" x 5' 5" (2.21m x 1.65m) Double glazed window to side aspect, radiator, panelled bath with electric shower over, corner pedestal wash hand basin, dose coupled WC, tiled floor and walls.

KITCHEN 10' 6" x 8' 7" (3.2m x 2.62m) Double glazed window to side aspect, double glazed French doors to utility/lean to, wall mounted gas boiler, smooth ceiling, fitted base units with solid wood worktops, double bowl stainless steel sink unit with mixer tap, built in electric oven and four ring gas hob.

UTILITY ROOM 9' x 6' 4" (2.74m x 1.93m) Windows to rear and side aspects, glazed door to rear garden, space for washing machine.

FIRST FLOOR LANDING Smooth ceiling, doors to bedrooms.

BEDROOM ONE 12' x 10' 11" (3.66m x 3.33m) Double glazed window to front aspect, radiator, fitted wardrobes, exposed floorboards, fireplace.

BEDROOM TWO 9' 2" x 8' 9" (2.79m x 2.67m) Secondary glazed window to rear aspect, radiator, smooth ceiling, loft access.

REAR GARDEN 75' (23m) approx in length. Paved patio area, laid to lawn, timber shed, side access.



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

GROUND FLOOR
477 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR
229 sq.ft. (21.3 sq.m.) approx.

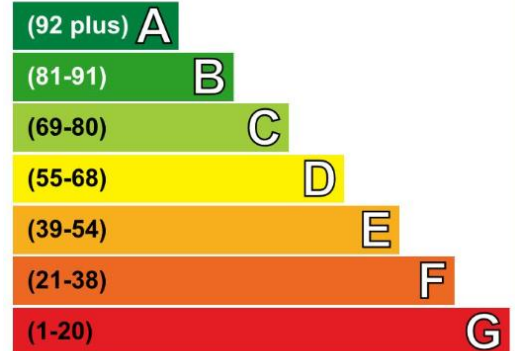


TOTAL FLOOR AREA: 707 sq.ft. (65.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.



AWAITING EPC

Very energy efficient - lower running costs



Not energy efficient - higher running costs

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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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