

Station Road, Burnham-on-Crouch

CM0 8HJ

**CURTIS O'BOYLE**

Sales & Lettings







# Station Road, Burnham-on-Crouch

CMO 8HJ

£225,000

Offered with no onward chain a two bedroom terraced cottage situated in the centre of town close to local amenities and the Quayside.

**KITCHEN** 11' 7" x 7' 1" (3.53m x 2.16m) Double glazed window to front, fitted modern kitchen units, rolled edge work surfaces, integral oven and hob, space and plumbing for washing machine, stairs to 1st floor.

**LOUNGE** 10' 8" x 9' 11" (3.25m x 3.02m) Double glazed window to rear, doorway to rear lobby.

**REAR LOBBY** Double glazed door to rear garden/courtyard. door to bathroom.

**BATHROOM** Double glazed obscure window to rear, white suite comprising, bath with fitted shower unit and screen, vanity wash hand basin, close coupled w.c, heated towel rail.

**BEDROOM** 10' 9" x 10' (3.28m x 3.05m) Double glazed window to rear, built in double wardrobe, loft access.

**BEDROOM** 8' 4" x 7' 1" (2.54m x 2.16m) double glazed window to front, over stairs storage cupboard.

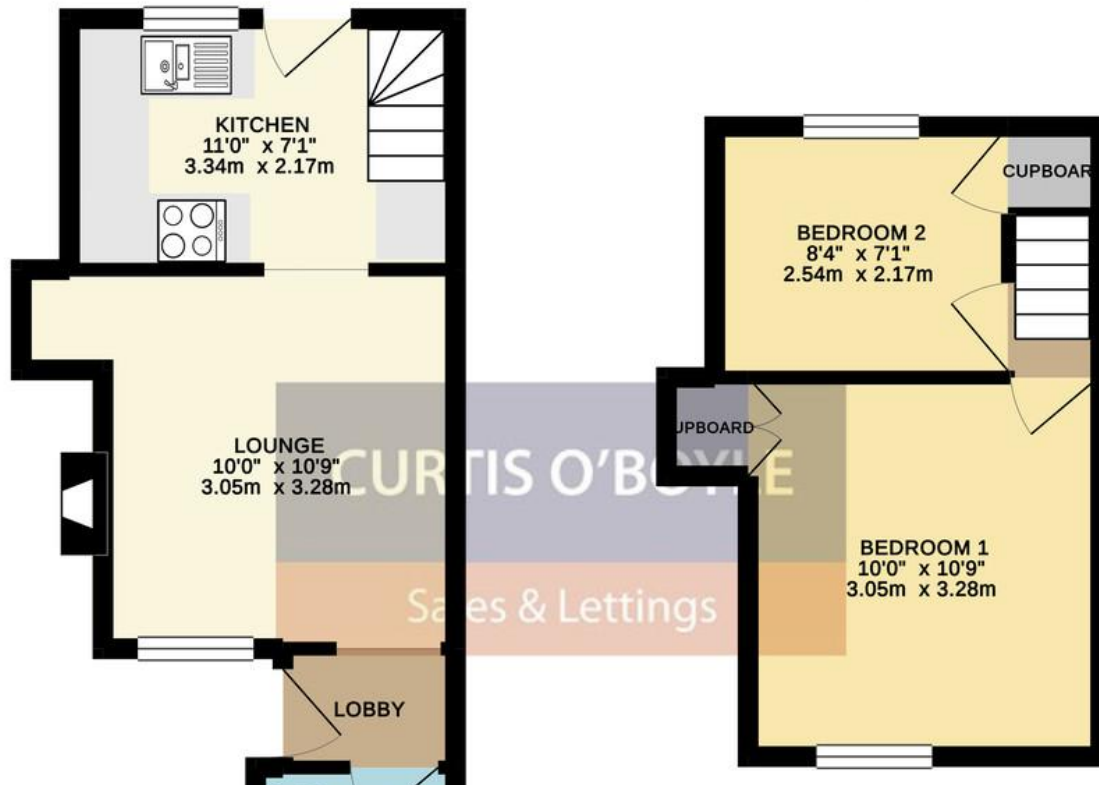
**FRONT GARDEN** Enclosed garden accessed from the front footpath the shed measures approx. 12'2" x 6'10" is of timber construction and has power and light connected.

**REAR GARDEN** Small paved area



GROUND FLOOR 245 sq. ft.  
( 22.8 sq. m. )

1ST FLOOR 192 sq. ft.  
( 17.9 sq. m. )



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	70 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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