

CURTIS O'BOYLE

Sales & Lettings

Mill Road, Stock

CM4 9LJ



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£525,000

A 2 bedroom character cottage situated in the centre of the sought after village of Stock. The property retains many period features & comprises, lounge, kitchen/diner, 2 bedrooms, first floor bathroom., south/west facing rear garden. Close to local shops, primary school, public houses, bus stops. The village is surrounded by beautiful stretches of countryside with many footpaths & bridleways.

LOUNGE 13' 5" x 11' 11" (4.09m x 3.63m) Bay window to front aspect, stairs to first floor, inglenook style fireplace, exposed timber floorboards, exposed beams & open studwork leading to kitchen/diner

KITCHEN/DINER 15' 5" x 13' 6" (4.7m x 4.11m) Single drainer sink unit, work surfaces, space for appliances, double glazed window to rear aspect & double glazed french doors lead to rear garden

BEDROOM 1 14' 7" x 11' 4" (4.44m x 3.45m) 2 windows to front aspect, exposed timber floorboards

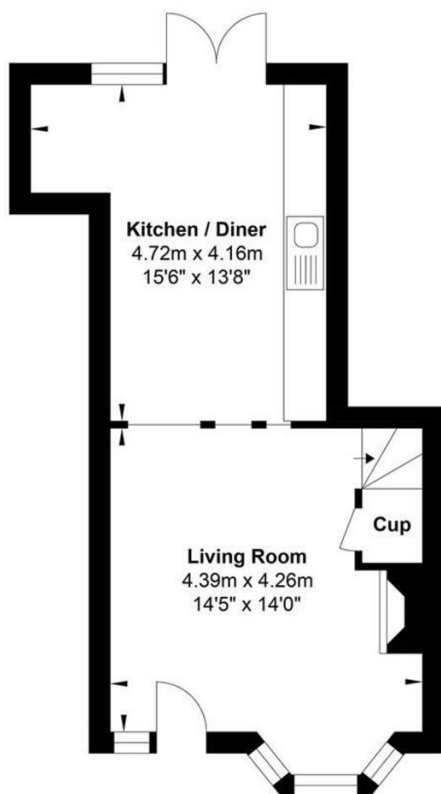
BEDROOM 2 10' x 8' 4" (3.05m x 2.54m) Double glazed window to rear aspect, fitted wardrobes

BATHROOM White suite comprising bath with mixer tap & shower attachment, low level wc, pedestal wash hand basin, part tiled walls, velux style window

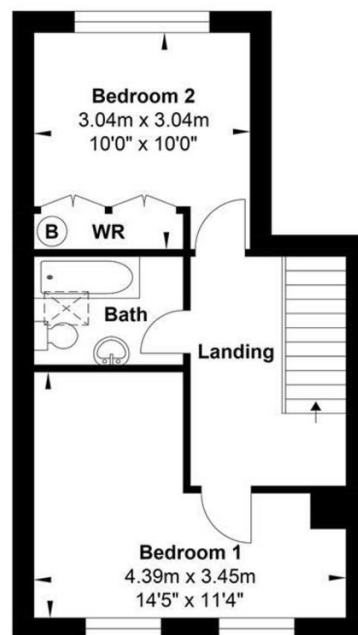
EXTERNALLY Front garden is block paved retained by picket fence, rear garden is South/West facing with patio area, remainder mainly laid to lawn with flower & shrub beds

AWAITING FURTHER IMAGES

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



Ground Floor



First Floor

Gross Internal Floor Area : 67.73 m2 ... 729 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 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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