

# High Street, Burnham-on-Crouch

CM0 8AA

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**CURTIS O'BOYLE**

Sales & Lettings



# High Street, Burnham-on-Crouch

CMO 8AA

£250,000

Spacious first floor apartment situated in the heart of Burnham-on-Crouch. The property features high ceiling, gas central heating, allocated parking and is offered with no onward chain.

**ENTRANCE HALL** Double glazed entrance door from roof terrace, smooth ceiling, loft access, radiator, open plan to lounge.

**BEDROOM ONE** 14' 9" x 9' (4.5m x 2.74m) Sash window to front aspect, smooth ceiling, radiator, wardrobes.

**LOUNGE** 18' 4" x 10' 4" (5.59m x 3.15m) plus recess. Sash window to front aspect with partial view of the River Crouch, smooth ceiling, two radiators.

**BEDROOM TWO** 14' 9" x 9' (4.5m x 2.74m) Sash window to front aspect, smooth ceiling, radiator.



**KITCHEN/DINER** 17' 2" x 10' 1" (5.23m x 3.07m) Two sash windows to rear aspect, radiator, smooth ceiling, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, built in electric oven and four ring gas hob with hood above, tiled splashbacks.

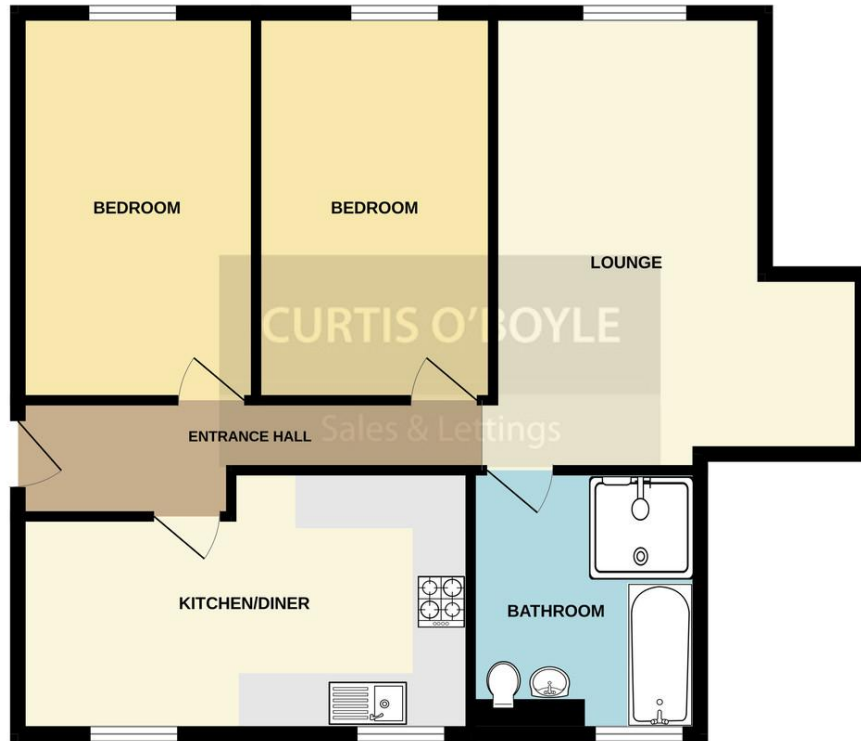
**OUTSIDE** Allocated parking, property is accessed via an external door leading to stairs up to the roof top terrace area.

**BATHROOM** 10' x 8' 9" (3.05m x 2.67m) Sash window to rear aspect, smooth ceiling with inset downlighters, radiator, and towel rail, large shower cubical: 3' 10" x 3' 8" (1.17m x 1.12m), panelled bath, wash hand basin and close coupled WC, part tiled walls.



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

FIRST FLOOR  
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 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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