

Crouch Road, Burnham-on-Crouch
CM0 8DX

CURTIS O'BOYLE

Sales & Lettings





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CMO 8DX

£195,000

Offered with no onward chain a ground floor flat with own private entrance, courtyard garden and parking. Accommodation includes a conservatory style reception room, open plan lounge/kitchen, bedroom with ensuite shower room. Freshly painted with new carpets fitted and the current owners have changed the lease to share of freehold.

CONSERVATORY 13' 6" x 8' 11" (4.11m x 2.72m)

Brick walls making this a versatile room as either a guest bedroom or second reception room.

Double glazed French doors, double glazed windows to front and rear aspects, underfloor heating, tiled floor, double glazed sliding patio door to lounge/kitchen.

LOUNGE/KITCHEN 17' 2" x 13' 9" (5.23m x 4.19m)

Coved to smooth ceiling, fitted base and wall units to corner, sink unit with mixer tap, built in electric oven and four ring hob, tiled splashbacks, airing cupboard, door to bedroom.

BEDROOM 11' 10" x 8' 9" (3.61m x 2.67m)

Double glazed sash window, wall mounted electric heater, fitted wardrobes and overhead cupboards, built in wardrobe, door to shower room.

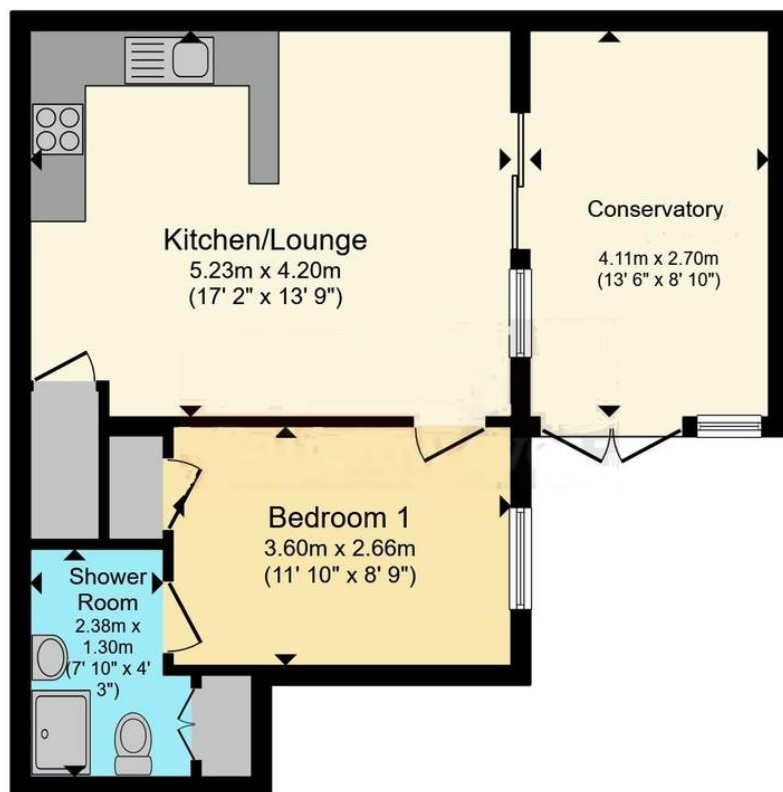
SHOWER ROOM Coved to smooth ceiling,

extractor fan, understairs cupboard, fitted tiled shower cubicle, vanity wash hand basin, close coupled WC, part tiled walls.

EXTERIOR One allocated parking space is with the property at the rear (pictured), and ample on street parking is also readily available. A communal garden addresses all of the 9 flats, however the property comes with it's own private gated Courtyard.



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Total floor area 50.8 sq.m. (546 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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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