

High Street, Burnham-on-Crouch

CM0 8BD

CURTIS O'BOYLE

Sales & Lettings





High Street, Burnham-on-Crouch

CM0 8BD

£230,000

Spacious two bedroom ground floor flat with own private entrance, garage and parking. Situated on the High Street convenient for local amenities and the quayside for picturesque riverside walks. Accommodation includes a lounge with door to rear communal garden, fitted kitchen and shower room.

ENTRANCE HALL Obscure double glazed entrance door, radiator, coved to smooth ceiling, wood effect laminated flooring.

BEDROOM TWO 10' 4" x 7' 8" (3.15m x 2.34m)
Double glazed window to front aspect, radiator, wood effect laminated flooring.

SHOWER ROOM 7' x 5' 5" (2.13m x 1.65m)
Obscure double glazed window to side aspect, heated towel rail, tiled walls and floor, shower cubicle, close coupled WC, vanity wash hand basin, electric shaver point.

BEDROOM ONE 13' 3" x 8' 5" (4.04m x 2.57m)
Double glazed window to rear aspect, coved to smooth ceiling, radiator, built in wardrobes with mirrored sliding doors.

KITCHEN 10' 4" x 7' 4" (3.15m x 2.24m) Double glazed window to front aspect, smooth ceiling, fitted base and wall units, one and a quarter bowl stainless steel sink unit with mixer taps, tiled splash backs, built in electric oven and four ring gas hob with hood above, tiled floor, space for washing machine and tumble dryer, dishwasher, integrated fridge/freezer, opening to lounge.

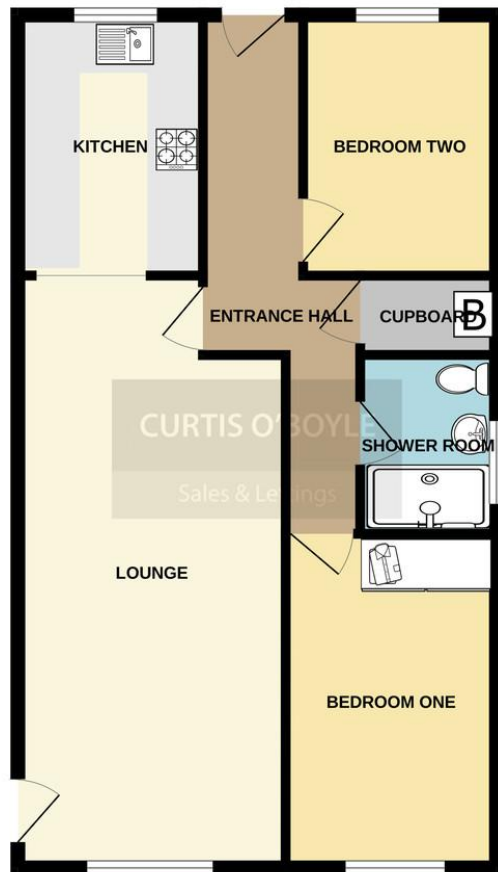
LOUNGE 23' 6" x 9' 9" (7.16m x 2.97m) Double glazed window to rear aspect, radiator, coved to smooth ceiling, wood effect laminated flooring, obscure double glazed door to communal garden.

OUTSIDE Own private driveway leading up to GARAGE. Shingled communal garden area.



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

GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: maldon@curtisoboyale.co.uk

www.curtisoboyale.co.uk

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.

CURTIS O'BOYLE

Sales & Lettings