

Crouch Road, Burnham-on-Crouch

CMO 8DX

CURTIS O'BOYLE

Sales & Lettings





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£275,000

Beautiful terraced cottage refurbished by the current owners including a refitted kitchen and bathroom along with a combi boiler installed in 2022. Central location convenient for local amenities and railway station. Further accommodation includes two double first floor bedrooms, lounge, useful boarded loft space with skylight window and outside utility room. Paved rear garden with side access and well stocked raised borders.

LOUNGE 11' 11" x 9' (3.63m x 2.74m) Double glazed door from ENTRANCE PORCH, double glazed window to front aspect, radiator, door to:

KITCHEN/DINER 15' 5" x 9' (4.7m x 2.74m) Double glazed window to side aspect, double glazed skylight, understairs cupboard, cast iron feature fireplace (feature only as chimney has been removed), fitted base and wall units, sink bowl with mixer tap inset into granite work tops with fluted drainer, tiled splashbacks.

REAR HALL Double glazed door to rear garden, door to bathroom.

BATHROOM 6' x 4' 10" (1.83m x 1.47m) Obscure double glazed window to rear aspect, skylight window, panelled bath with mixer tap and shower over, vanity wash hand basin, close coupled WC, part tiled walls, heated towel rail, smooth ceiling with inset downlighters.

LANDING

BEDROOM ONE 11' 11" x 10' 6" (3.63m x 3.2m) Double glazed window to front aspect, radiator, built in wardrobe, loft access (boarded with drop down folding ladder, skylight window and wall mounted combi gas boiler).

BEDROOM TWO 10' 10" x 10' 4" (3.3m x 3.15m) Two double glazed windows to rear aspect, radiator, fitted wardrobes.

OUTSIDE

UTILITY 8' x 5' 8" (2.44m x 1.73m) Power and light connected, space for washing machine, butler sink, window to side aspect.

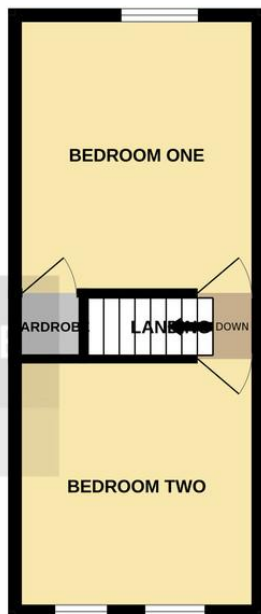
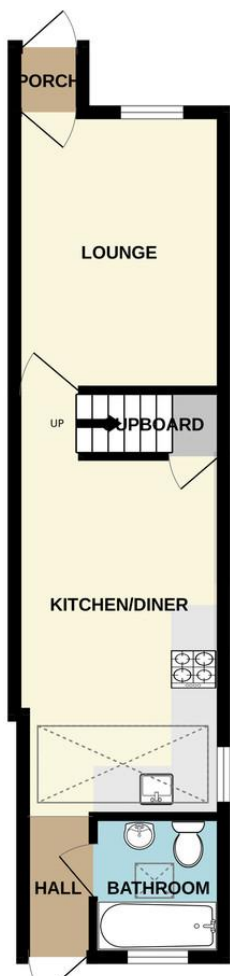
REAR GARDEN Gated side access, mostly paved with well stocked raised flower borders, timber shed with power and light.



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

GROUND FLOOR
330 sq.ft. (30.6 sq.m.) approx.

1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	40 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.

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