A two-story semi-detached house with a brick and white exterior. The house has a red door with a diamond-patterned glass insert and a small white light fixture above it. To the left of the house is a red garage. The house is situated on a grassy area with a paved path leading to the door. The sky is blue with scattered white clouds.

Birch Road, Tillingham

CM0 7SX

**CURTIS O'BOYLE**

Sales & Lettings





# Birch Road, Tillingham

CM0 7SX

£320,000

Located just a short walk from the picturesque village centre of Tillingham, this three-bedroom detached property offers a fantastic opportunity for those looking to create their ideal home. The property benefits from a nicely sized rear garden, garage, and private driveway providing off-road parking.

Internally, the accommodation comprises a spacious lounge, and a bright and airy kitchen/diner with views over the garden-offering great potential to be transformed into a stylish and functional living space. Upstairs are three well-proportioned bedrooms and a shower room.

While the property is in need of refurbishment throughout, it presents a blank canvas for modernisation, with plenty of scope to add value.

With its excellent location close to local amenities, countryside walks, and well-regarded primary school, this is a fantastic opportunity for families, investors, or those looking for a project.

Offered with no onward chain. Early viewing is recommended.

**ENTRANCE HALL** Obscure glazed entrance door and window to front aspect, radiator, built in cupboard, door to:

**LOUNGE** 14' 9" x 11' 3" (4.5m x 3.43m) + recess. Double glazed window to front aspect, radiator, textured ceiling stairs to first floor, understairs cupboard, opening to:

**KITCHEN/DINER** 16' 9" x 9' 11" (5.11m x 3.02m) Double glazed window to rear aspect, double glazed sliding patio door to rear garden, double glazed door to side aspect, fitted base and wall units, one and a quarter bowl ceramic sink unit with mixer tap inset into worktops, space for washing machine, built in electric oven and four ring hob, built in cupboard, radiator.

**FIRST FLOOR LANDING** Double glazed window to side aspect, radiator, textured ceiling, airing cupboard.

**BEDROOM ONE** 11' 2" x 10' 10" (3.4m x 3.3m) Double glazed window to front aspect, radiator, textured ceiling, built in wardrobe.

**BEDROOM TWO** 9' 11" x 9' 7" (3.02m x 2.92m) Double glazed window to rear aspect, radiator, textured ceiling, built in wardrobe.

**BEDROOM THREE** 8' 2" x 7' 7" (2.49m x 2.31m) Double glazed window to front aspect, radiator, textured ceiling, wood effect laminated flooring

**SHOWER ROOM** Obscure double glazed window to rear aspect, radiator, textured ceiling, inset downlighters, tiled shower cubicle, close coupled WC, vanity wash hand basin, tiled walls.

**REAR GARDEN** 63' (19m) Mostly laid to lawn, paved patio area, panelled fencing, gated side access.

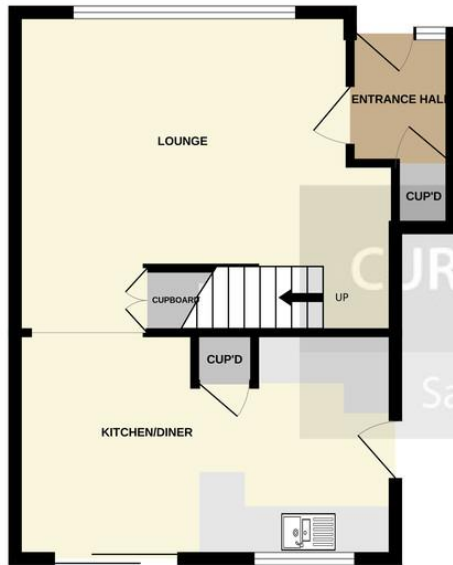
**GARAGE** 17' 8" x 7' 11" (5.38m x 2.41m) Up and over door, window to rear aspect.





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

GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 851 sq.ft. (79.0 sq.m.) approx.

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