

Witney Road, Burnham-on-Crouch

CMO 8JS

CURTIS O'BOYLE

Sales & Lettings





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£375,000

Located within this most desirable terrace in Burnham's conservation area a very well appointed three bedroom characterful cottage which is presented to a high standard throughout. The property boasts exposed flooring, sash windows and many more period features you would expect from a property of this era. We would strongly recommend early viewing in order to appreciate the size, standard and location that is on offer with this truly stunning property.

LOUNGE 15' 3" x 9' 6" (4.65m x 2.9m) Glazed entrance door, bay window with seat to front aspect, feature fireplace with log burner, parquet flooring, radiator, open plan to dining area.

DINING AREA 12' 7" x 9' 6" (3.84m x 2.9m) Sash window to rear aspect overlooking rear lobby, understairs cupboard, parquet flooring, built in display cupboard, glazed door to inner hall.

INNER HALL Glazed door to rear lobby with further door to rear courtyard and outbuildings, parquet flooring, stairs to first floor, part panelled walls and ceiling glazed door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 14' 2" x 9' (4.32m x 2.74m) Window to rear aspect, two windows to side aspect, wall mounted gas boiler, fitted base and wall units, butler style sink with mixer tap inset into solid wood work tops, built in electric oven and four ring hob, integrated dishwasher.

LANDING Three built in storage cupboards, loft access.

BEDROOM ONE 19' x 9' 6" (5.79m x 2.9m) Two sash windows to front aspect, brick fireplace, radiator.

BEDROOM TWO 12' 7" x 9' 5" (3.84m x 2.87m) Sash window to rear aspect, radiator, fitted wardrobe, fitted tiled shower cubical.

BEDROOM THREE 9' x 8' (2.74m x 2.44m) Sash window to side aspect, window to rear aspect, airing cupboard.

BATHROOM Two obscure glazed sash windows to side aspect, smooth ceiling with inset downlighters, radiator towel rail, roll top bath with claw feet and mixer tap, pedestal wash hand basin, dose coupled WC. exposed wood flooring.

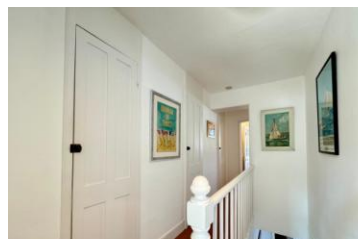
REAR GARDEN Mostly laid to lawn with flower and shrub borders, paved area and shed to rear.



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

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



AWAITING EPC

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	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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