

Ramblers Way, Burnham-on-Crouch

CMO 8LR

CURTIS O'BOYLE

Sales & Lettings





Ramblers Way, Burnham-on-Crouch

CMO 8LR £240,000

Available with no onward chain, this two-bedroom semi-detached bungalow offers an excellent renovation opportunity. Tucked away on a quiet no-through road and just a short walk from Burnham-on-Crouch High Street, the property comprises a lounge, kitchen, bathroom, and garden room. Outside, you'll find a private, unoverlooked paved rear garden, a generous garage/workshop, and a driveway providing off-street parking.

ENTRANCE HALL Obscure double glazed entrance door to side aspect, steps to loft space, exposed floorboards.

BEDROOM ONE 12' x 10' (3.66m x 3.05m) Double glazed window to front aspect, wall mounted electric storage heater, exposed floorboards.

BEDROOM TWO 10' x 9' (3.05m x 2.74m) Double glazed window to front aspect, wall mounted electric storage heater, exposed floorboards.

LOUNGE 15' 11" x 10' 6" (4.85m x 3.2m) Double glazed sliding patio door to garden room, wall mounted electric storage heater, brick fireplace, exposed floorboards.

KITCHEN 11' 11" x 8' 11" (3.63m x 2.72m) Glazed door to garden room, window to rear aspect, exposed floorboards, wall and base units, stainless steel sink unit, tiled splashbacks, cupboard housing hot water tank.

BATHROOM 6' 7" x 5' 11" (2.01m x 1.8m) Obscure double glazed window to side aspect, circular bath tub with moulded seat and door and electric shower over, pedestal wash hand basin, close coupled WC, part tiled walls, exposed floorboards, wall mounted electric fan heater.

GARDEN ROOM 20' 3" x 7' 3" (6.17m x 2.21m) Glazed French doors to rear garden, windows to rear aspect.

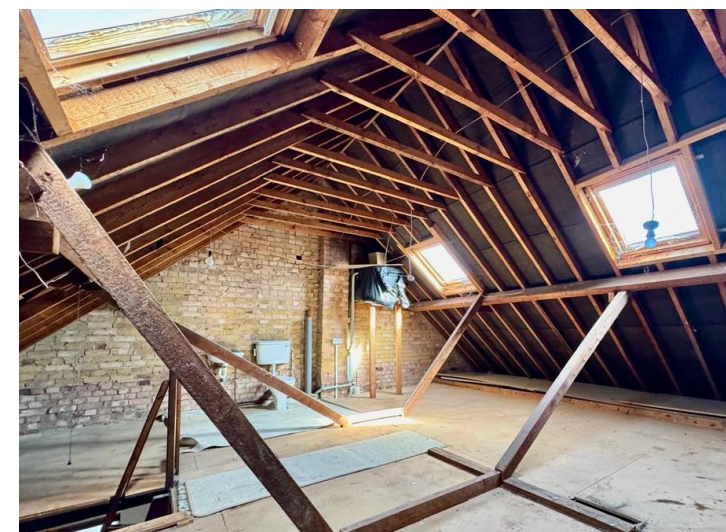
LOFT SPACE 20' 1" x 14' 1" (6.12m x 4.29m) standing space Two double glazed skylight windows to rear aspect, double glazed skylight window to front aspect, boarded, wash hand basin and low level WC.

REAR GARDEN 52' (15.8m) approx. in length. Mostly paved, panelled fencing, side access.

FRONT Shingled area, driveway leading to side of property to garage.

GARAGE 27' x 9' 1" (8.23m x 2.77m) Up and over door, window to side aspect, power and light.

AGENTS NOTE The property has been drained and the electricity turned off. None of the services or appliances have been tested for functionality.



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

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	34 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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