



**Kings Road, BURNHAM-ON-CROUCH CM0 8RP**



**Welcome to**

**Kings Road, BURNHAM-ON-CROUCH**

Located A STONES THROW FROM THE PICTURESQUE WATERFRONT in the sought after RIVERSIDE TOWN of Burnham-on-Crouch, with it's historic HIGH STREET AND WEALTH OF SHOPS AND AMENITIES is this well proportioned two bedroom home with GARDEN AND PARKING.



### Entrance

Part Glazed door to:-

### Lounge Diner

18' 9" x 12' 6" Max ( 5.71m x 3.81m Max )

Double glazed UPVC window to front, stairs rising to first floor with cupboard under, double doors to:-

### Kitchen

12' 6" x 8' 1" ( 3.81m x 2.46m )

Double glazed UPVC window and door to rear opening to the garden, fitted kitchen comprising of sink and drainer set in wooden work surfaces with tiled splashbacks and range of eye and base level units, built in cooker with gas hob and extractor over, space for further appliances, wall mounted Worcester gas boiler.

### First Floor

#### Bedroom One

12' 6" Max x 11' 10" ( 3.81m Max x 3.61m )

Double glazed UPVC windows to front, built in wardrobes with sliding mirrored doors, over stairs storage cupboard, radiator.

#### Bedroom Two

12' 10" x 6' 5" ( 3.91m x 1.96m )

double glazed Velux window to rear, radiator.

#### Bathroom

Double glazed Velux window to rear, modern white suite comprising of panel bath with shower over, low level WC and vanity basin, fully tiled walls, chrome heated towel rail.

### Outside

#### Front

Gated side access to:-

#### Rear Garden

Enclosed by panel fence, laid to patio and gated rear access.

#### Parking

Communal residents parking to rear.



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**Welcome to**

## **Kings Road, BURNHAM-ON-CROUCH**

- Close to Waterfront
- Short Walk to High Street
- Modern First Floor Bathroom
- Communal Parking
- Courtyard Garden

Tenure: Freehold EPC Rating: C

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN104117 - 0002

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