

Paul Mason Associates

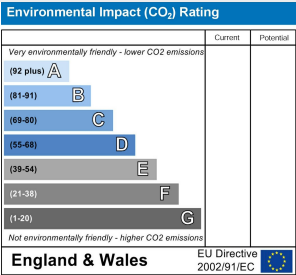
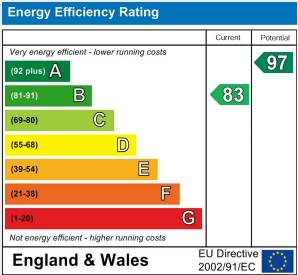


Valley Road, Burnham-On-Crouch, CM0 8GR
Guide price £320,000

- Well Presented Throughout
- Upgraded Kitchen
- Ground Floor Cloakroom
- Lounge/Dining Room
- Modern Bathroom
- Two Double Bedrooms
- 7 Years NHBC Warrantee Remaining
- Landscaped Rear Garden & Summerhouse
- Two Parking Spaces
- EPC - B

GUIDE PRICE £320,000 - £330,000....With pleasant views over Greenland to the front. This well presented semi-detached property is located in the waterside village of Burnham-On-Crouch. The historic town is situated on the banks of the River Crouch which provides scenic walks along the riverbank. The attractive town centre is full of charm with its character properties and listed buildings. The town is most known for its yachting centre with the marina having 350 berths, making the town an ideal location for boating enthusiasts. There are plenty of amenities including a train station, golf club, cinema, launderette, post office, pharmacies, shops, a primary and high school and 22 licenced drinking establishments. The town hosts an array of events for both adults and children including the illuminated carnival which has been ongoing for more than 100 years, a Halloween history tour, craft fairs, markets and even a charity fund raising pub crawl.

The accommodation commences an entrance hall, upgraded kitchen, cloakroom and lounge/dining room with access to the rear garden. To the first floor, the landing provides access to two double bedrooms and a three piece bathroom suite. Externally, to the front, the property benefits from a driveway which provides off road parking for two cars and access to the rear garden via the side gate. The garden is fenced to boundaries and mainly laid to lawn. There is timber summerhouse to rear. To appreciate the property on offer, viewing comes highly recommended.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Kitchen

3.07m x 1.78m (10'0" x 5'10")

Lounge/Diner

4.37m x 3.91m (14'4" x 12'9")

Cloakroom

1.55m x 0.84m (5'1" x 2'9")

FIRST FLOOR

Landing

Bedroom One

3.91m x 2.57m (12'9" x 8'5")

Bedroom Two

3.91m x 2.92m (12'9" x 9'6")

Bathroom

1.80m x 1.91m (5'10" x 6'3")

EXTERIOR

Frontage

Rear Garden

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District Council

Further Information

Annual management fee
Approximately £150.

The above information has been provided by the homeowner.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as

statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.





Paul Mason Associates

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