

Paul Mason Associates



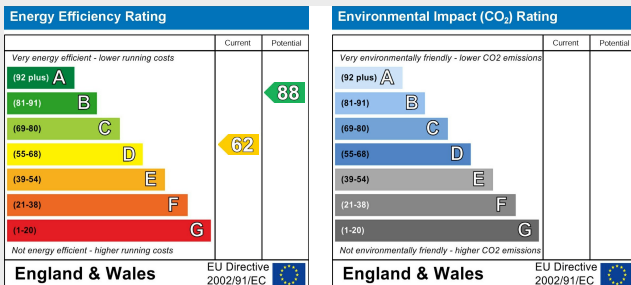
Princes Road, Burnham-On-Crouch, Essex, CM0 8BX
Offers in excess of £270,000

- No Onward Chain
- End Terrace House
- Re-Fitted Kitchen
- Dining Room
- Lounge
- Two Double Bedrooms
- Re-Fitted Bathroom
- Sought After Location
- Rear Garden
- EPC - D

*** No Onward Chain *** This very well presented two bedroom end of terrace house is located in Burnham-On-Crouch which is situated on the banks of the River Crouch. The riverside town benefits from a train station (approximately 1 hour travel time to London Liverpool Street), a sailing club and an array of shops and restaurants as well as boasting historic charm and pleasant walks. The accommodation includes a lounge and dining room as well as a re-fitted kitchen and re-fitted bathroom to the ground floor. To the first floor the landing provides access to two double bedrooms. Externally the property is set back from the road with a low maintenance rear garden with a summer house which has power and lighting connected. Viewings come highly recommended to fully appreciate the property on offer.

Awaiting

Floorplan



Accommodation

GROUND FLOOR

Kitchen

2.8m x 1.9m (9'2" x 6'2")
Part glazed entrance door to side. Double glazed window to side. Modern cream units fitted to eye and base level with granite worksurfaces and matching upstands. Inset sink and drainer. Four ring gas hob with extractor hood over. Double electric oven. Space for washing machine. Inset spotlights. Tiled flooring with underfloor heating. Opening to :-

Inner Hallway

Double glazed window to side. Storage cupboard. Space for fridge-freezer. Inset spotlights. Tiled flooring with underfloor heating.

Family Bathroom

2.6m x 1.9m (8'6" x 6'2")
Obscure double glazed window to rear. Refitted four piece suite comprising shower cubicle with attachments, panelled bath, concealed WC and vanity wash hand basin. Inset spotlights. Fully tiled walls. Tiled flooring with underfloor heating. Heated towel rail. Radiator.

Dining Room

3.2m x 3.0m (10'5" x 9'10")
Dual aspect double glazed windows to rear and side. Built in storage cupboard. Tiled flooring. Radiator. Opening to :-

Inner Hallway

Stairs to first floor. Tiled flooring. Radiator. Opening to :-

Lounge

3.5m x 3.0m (11'5" x 9'10")
Double glazed bay window to front. Double glazed window to front. TV point. Tiled flooring. Radiator.

FIRST FLOOR

Landing

Obscure double glazed window to side. Inset spotlights. Access to loft space via hatch. Stairs to ground floor. Doors to:-

Bedroom One

3.2m x 3.0m (10'5" x 9'10")
Double glazed window to rear. TV point. Radiator.

Bedroom Two

3m x 3m (9'10" x 9'10")
Double glazed window to front. Built in wardrobe. TV point. Radiator.

EXTERIOR

Rear Garden

Commencing a paved patio seating area with the remainder laid to lawn. Fenced to boundaries. Access to frontage via side gate. Outside power points.

Summer House

Double glazed French doors to front leading to rear garden. Power and lighting connected.

Frontage

Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas Heating

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.



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