

Paul Mason Associates

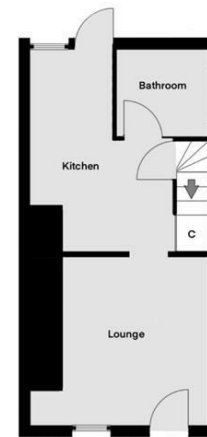
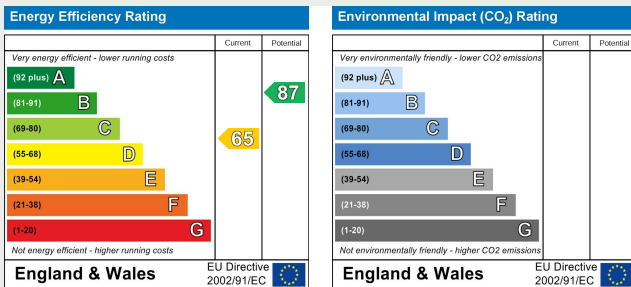


Burnham Road, Althorne, CM3 6BX

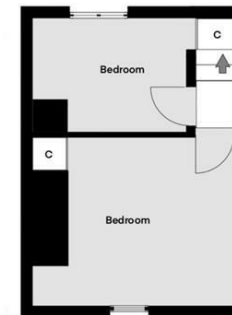
Offers in excess of £275,000

- No Onward Chain
- Cottage
- Village Location
- Close To Local Amenities
- Lounge
- Two Bedrooms
- Family Bathroom
- Secluded Rear Garden
- Gas Central Heating
- EPC - D

No Onward Chain.....This charming two bedroom cottage is conveniently situated in the village of Althorne, which benefits from a train station with links to London Liverpool Street and two vineyards including a bistro and café. The accommodation includes a lounge, kitchen/breakfast room and the family bathroom on the ground floor. To the first floor is a landing with doors to bedroom one and bedroom two. Externally the property benefits from a well-maintained rear garden benefitting from side access and a brick built storage shed. Viewing comes highly recommended to fully appreciate the size of the accommodation on offer.



Ground Floor



First Floor

ACCOMMODATION

GROUND FLOOR

Lounge

3.7m x 3.7m (12'1" x 12'1")
Wooden entrance door to front.
Window to front. Opening to :-

Kitchen/Breakfast Room

4.2m x 3.0m (13'9" x 9'10")
Part glazed door leading to rear garden. Window to rear.
Exposed beams. Wooden units fitted to eye and base level with stone effect work surfaces, inset 1 1/2 sink with drainer and tiled splashbacks. Space for oven, extractor fan and washing machine. Tiled flooring.
Radiator. Understairs storage cupboard. Stairs to first floor.
Door to :-

Family Bathroom

2.0m x 1.9m (6'6" x 6'2")
Window to side. Three piece suite comprising panelled bath with shower attachments, low level WC and pedestal wash hand basin. Access to loft space. Tiled flooring. Radiator.

FIRST FLOOR

Landing

Stairs to ground floor. Doors to :-

Bedroom One

3.6m x 3.6m (11'9" x 11'9")
Window to front. Storage cupboard. Radiator.

Bedroom Two

3.2m x 2.3m (10'5" x 7'6")
Window to rear. Coved ceiling.
Storage cupboard. Access to loft space. Radiator.

EXTERIOR

Rear Garden

Patio seating area with the remainder mainly laid to lawn.
Decorative flowers and shrubs.
Brick built shed. Fenced to boundaries. Outside lighting.
Side access to frontage.

Property Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas central Heating
Local Authority - Maldon District Council

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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