



15

Providence, Burnham-on-Crouch

CM0 8JU

CURTIS O'BOYLE

Sales & Lettings



Providence, Burnham-on-Crouch

CMO 8JU

£225,000

Beautifully presented terraced cottage set within a desirable conservation area in the heart of Burnham-on-Crouch. Ideally positioned just off the High Street, this charming home is only a short stroll from the picturesque Quayside, offering delightful riverside walks, as well as a fantastic selection of local pubs, restaurants, and amenities.

The accommodation comprises a welcoming lounge to the front, leading through to a fitted kitchen at the rear with access to a private courtyard garden. To the first floor, there is a generous double bedroom overlooking the front, a second smaller bedroom ideal as a dressing room or study, and a family bathroom.

Further benefits include double glazing, gas central heating, and the added advantage of no onward chain. An excellent opportunity to acquire a characterful home in this highly sought-after riverside town.

LOUNGE 12' x 11' 9" (3.66m x 3.58m) Glazed entrance door, double glazed window to front aspect, radiator, smooth ceiling with inset downlighting, wood effect laminated flooring, feature fireplace.

KITCHEN 12' x 10' 1" (3.66m x 3.07m) Double glazed door to rear garden, double glazed window to rear aspect, smooth ceiling with inset downlighting fitted base and wall units, ceramic sink bowl with mixer tap inset into solid wood work tops, built in electric oven and four ring hob with hood above, tiled splashbacks, wood effect laminated flooring, vertical radiator, stairs to first floor.

FIRST FLOOR LANDING Smooth ceiling with inset downlighting

BEDROOM ONE 12' x 11' 10" (3.66m x 3.61m) Double glazed window to front aspect, radiator, smooth ceiling with inset downlighting, exposed floorboards, loft access.

BEDROOM TWO/DRESSING ROOM 6' 11" x 5' 1" (2.11m x 1.55m) Double glazed window to rear aspect, radiator, smooth ceiling with inset downlighting, built in cupboard housing wall mounted gas boiler.

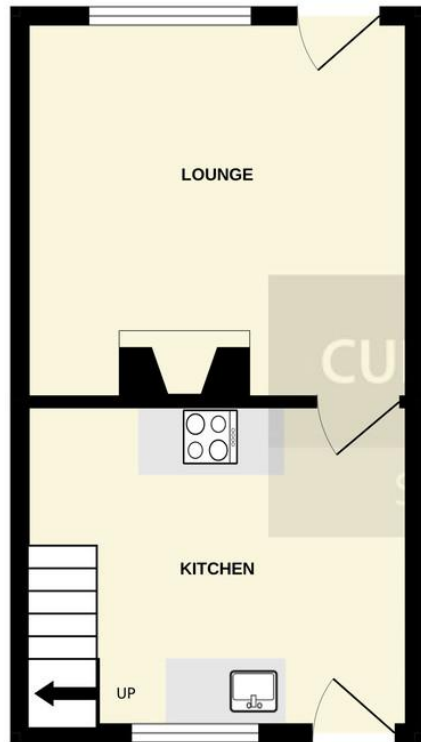
BATHROOM 10' 1" x 3' 8" (3.07m x 1.12m) Double glazed window to rear aspect, heated towel rail, smooth ceiling with inset downlighting, panelled bath with mixer tap and shower attachment, wash hand basin with cupboard below, close coupled WC, part tiled walls, extractor fan, wood effect laminated flooring.

REAR COURTYARD Timber shed and brick store/WC, fencing, gated side access with right of way access for neighbours.

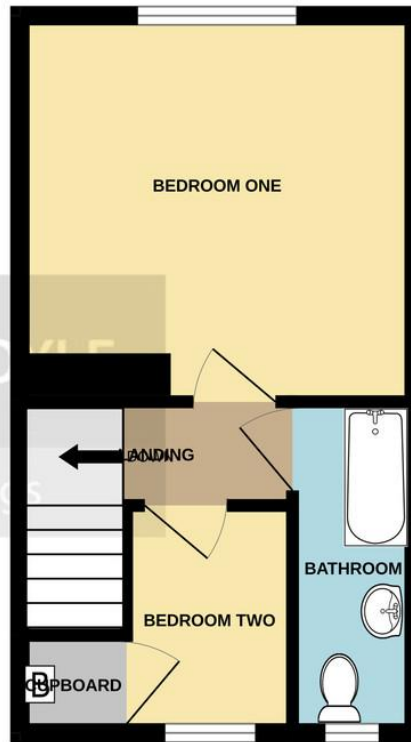


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
253 sq.ft. (23.5 sq.m.) approx.



1ST FLOOR
256 sq.ft. (23.7 sq.m.) approx.



AWAITING EPC

18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: maldon@curtisoboyale.co.uk

www.curtisoboyale.co.uk

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.

CURTIS O'BOYLE

Sales & Lettings