

Paul Mason Associates



Spinnakers Way, Burnham-On-Crouch, CM0 8FQ  
Offers in excess of £325,000

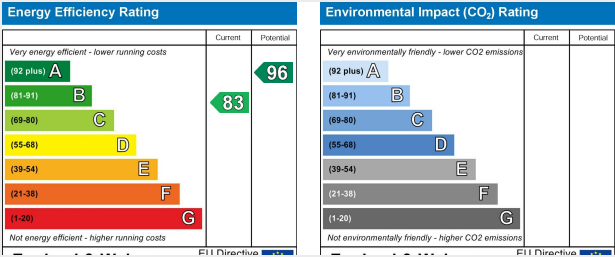


- Well Presented Throughout
- Two Bedroom Semi-Detached House
- Off Road Parking for Two Vehicles
- Rear Garden
- Ground Floor Cloakroom
- Spacious Lounge/Dining Room
- Kitchen with Integrated Appliances
- Modern First Floor Bathroom Suite
- Built In Wardrobes
- EPC - B

This well presented, modern semi-detached house presents an excellent opportunity for first-time buyers. The property boasts two well-proportioned bedrooms with fitted wardrobes and a three piece bathroom suite to the first floor. The ground floor comprises a welcoming entrance hall with doors to the cloakroom, beautifully designed kitchen and the generously sized lounge/dining room which is a perfect space for entertaining guest or enjoying a quiet evening at home.

The thoughtful layout ensures that every corner of the house is utilised effectively, making it both functional and appealing. Additionally, the property benefits from plenty of storage space and externally, off-road parking for two vehicles and a rear garden which has side access and is mostly laid to lawn with a paved patio area.

This property is a wonderful opportunity for those looking to step onto the property ladder. With its attractive presentation and practical features the property it is sure to appeal to a variety of buyers. Viewing comes highly recommended to appreciate the property on offer.



## Location

Burnham-On-Crouch is a historic town located on the banks of the River Crouch which provides scenic walks along the riverbank. The attractive town 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.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

#### Kitchen

3.5m x 2.2m (11'5" x 7'2")

#### Lounge/Dining Room

4.6m x 4.2m (15'1" x 13'9")

#### Cloakroom

### FIRST FLOOR

#### Landing

#### Bedroom One

4.6m x 3.3m (15'1" x 10'9")

#### Bedroom Two

4.6 x 3.3 (15'1" x 10'9")

#### Bathroom

### EXTERIOR

#### Rear Garden

#### Frontage/Parking

#### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Maldon District Council

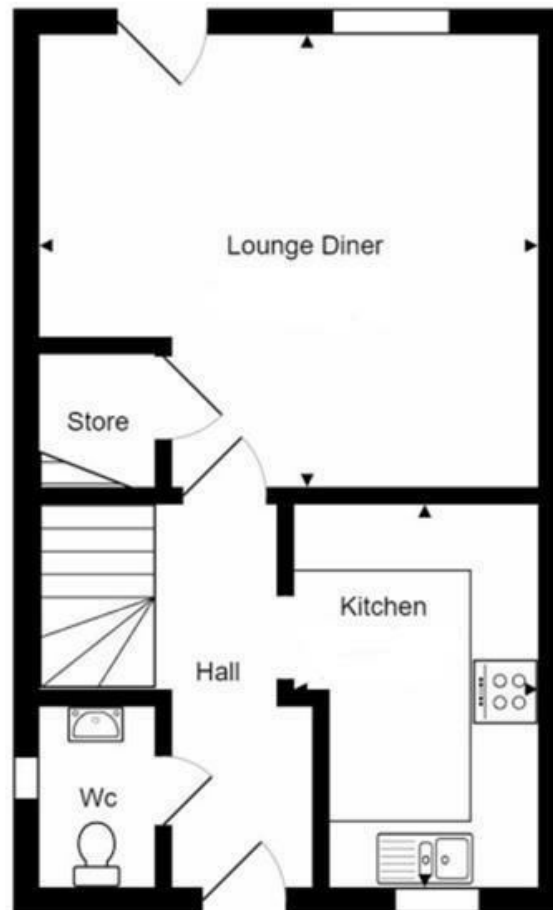
#### Viewings

Strictly by appointment only through

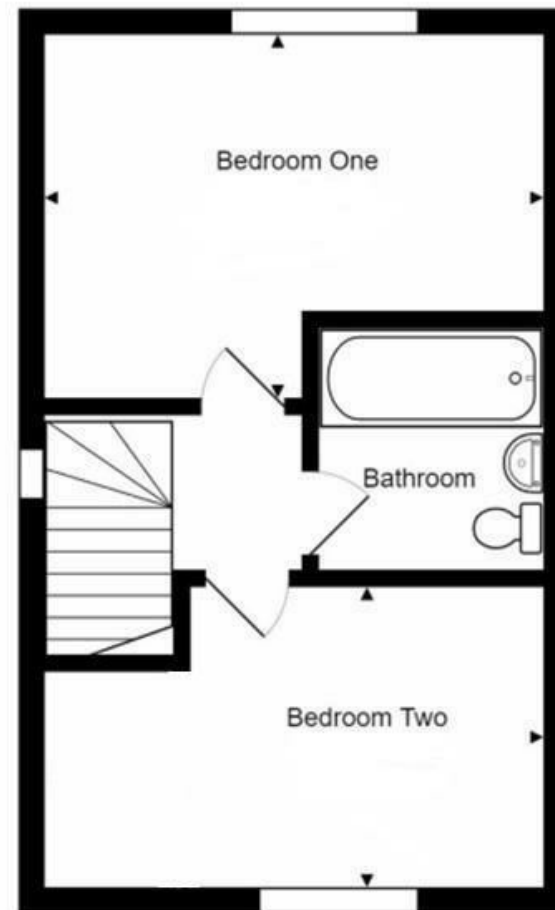
the selling agent Paul Mason Associates 01245 382555.

## 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.



**Ground Floor**



**First Floor**





**Paul Mason** Associates

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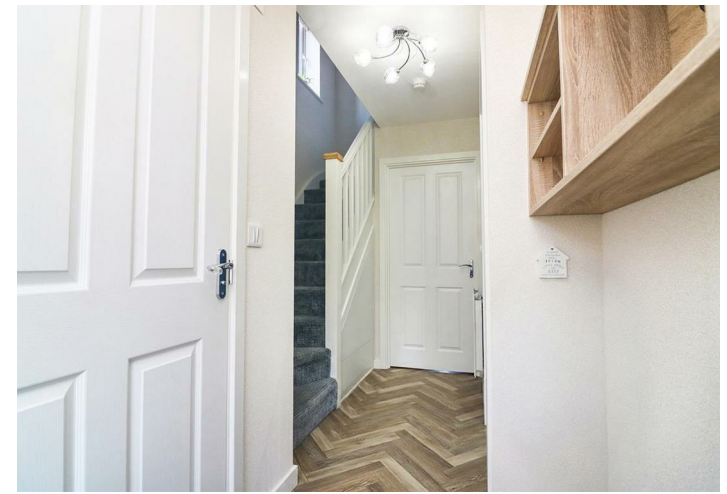
Sales | Lettings | Development | Investment

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