

Paul Mason Associates



Maple Way, Burnham-On-Crouch, CM0 8DE

Offers in excess of £350,000

- No Onward Chain
- Two Bedroom Detached Bungalow
- New Gas Heating System
- Rewired Throughout
- Newly Fitted Kitchen
- Newly Fitted Bathroom
- Secluded Rear Garden
- Block Paved Driveway
- Garage
- EPC - C

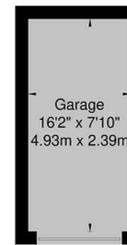
No Onward Chain...This beautifully presented two bedroom detached bungalow is located in the popular riverside town of Burnham-On-Crouch.

Immaculately presented throughout with a brand new kitchen and bathroom suite, this property is ready to move in immediately. Boasting a brand new gas heating system, external windows and doors as well as being rewired throughout. The layout commences an entrance hall with doors to the two bedrooms, bathroom and the wonderful open plan lounge/kitchen/diner, the perfect space to relax of an evening overlooking the rear garden which is secluded and well maintained incorporating a paved patio seating area with the remainder laid to lawn and access to the frontage via the side gate. To the front of the property there is a block paved driveway providing off road parking, with a lawn area to the side. Viewing comes highly recommended to appreciate the property on offer.

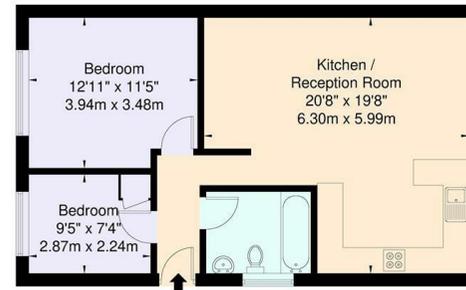
Burnham-On-Crouch is a historic town located on the banks of the River Crouch which provides scenic walks along the riverbank. The attractive town is full of charm with its character properties and listed buildings. The town is most known for its yachting centre with the marina having 350 berths, making 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
	73		80
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	

26 Maple Way, CM0 8DE  
 Approximate Gross Internal Area = 61.3 sq m / 659 sq ft  
 Garage = 11.9 sq m / 128 sq ft  
 Total = 73.2 sq m / 787 sq ft



(Not Shown In Actual Location / Orientation)



For Illustration Purposes Only - Not To Scale  
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Location

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## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

#### Bedroom One

3.9m x 3.5m (12'9" x 11'5")

#### Bedroom Two

2.9m x 2.2m (9'6" x 7'2")

#### Bathroom

## Open Plan Kitchen/Lounge/Dining Room

6.3m x 6.0m (20'8" x 19'8")

## EXTERIOR

### Garage

4.9m x 2.4m (16'0" x 7'10")

### Rear Garden

### 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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