



Western Road, Burnham-on-Crouch

CMO 8JE

CURTIS O'BOYLE

Sales & Lettings



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£260,000

Situated in the heart of Burnham-on-Crouch, this two-bedroom end-of-terrace house is conveniently positioned within easy reach of the town's High Street, offering a selection of independent shops, cafés, pubs and restaurants, together with the railway station providing services towards Wickford and London Liverpool Street. The town is also well known for its riverside setting, sailing facilities and marina, with the River Crouch and surrounding countryside providing opportunities for coastal walks and outdoor leisure activities.

Offered for sale with no onward chain, the property presents an opportunity for both owner-occupiers and investors, with the option to purchase with the current tenant in residence or with vacant possession.

The accommodation comprises a front lounge featuring a bay window, a fitted kitchen and a rear bathroom accessed via a lobby. To the first floor are two double bedrooms. An adjoining lean-to provides useful additional storage, while outside there is an enclosed rear garden measuring approximately 40 feet in length.

The property benefits from gas central heating, with the current owner in the process of replacing the gas boiler.

An appealing opportunity for buyers seeking a home in a central town location, or for investors looking for a property with the flexibility of an existing tenancy or vacant possession.

LOUNGE 10' 10" x 10' 6" (3.3m x 3.2m) Double glazed entrance door, double glazed bay window to front aspect, textured and coved ceiling, radiator, feature cast iron fireplace.

INNERHALL Stairs to first floor, doorway to:

KITCHEN 10' 11" x 10' 6" (3.33m x 3.2m) Sash window to rear aspect, understairs cupboard, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, built in electric oven and four ring hob, tiled splashbacks, radiator.

REAR LOBBY Glazed door to lean to, door to:

BATHROOM 9' x 5' 10" (2.74m x 1.78m) Glazed window to side aspect, radiator, panelled bath with mixer tap and electric shower over, wash hand basin, low level WC, tiled splash backs, extractor fan.

LEAN TO Glazed to two aspect, stone patio floor, cupboard with space and plumbing for washing machine.

FIRST FLOOR LANDING Double glazed window to side aspect, doors to:

BEDROOM 11' x 10' 7" (3.35m x 3.23m) Double glazed window, radiator, over stairs cupboard.

BEDROOM 11' 1" x 10' 6" (3.38m x 3.2m) Double glazed window to front aspect, radiator.

REAR GARDEN 40' (12m) approx. in length. Gated side aspect, fencing to boundary, laid to lawn, paved patio area to rear.



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

GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.

1ST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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.

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