

CURTIS O'BOYLE

Sales & Lettings

The Belvedere, Burnham-on-Crouch

CMO 8AW



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OIEO £325,000

A well-presented three-bedroom terraced house situated within a unique private quayside development, just moments from the River Crouch, renowned yacht clubs, and Burnham's historic high street with its excellent selection of pubs and restaurants.

This charming and thoughtfully arranged home offers a quirky layout, with the first-floor lounge opening onto a balcony enjoying views towards the river. The first floor also features the principal bedroom and a modern family bathroom.

To the ground floor are two further bedrooms, both benefiting from access to the rear courtyard garden, along with a separate shower room, entrance hall, and a spacious fitted kitchen/diner overlooking the enclosed front garden.

Further benefits include dinghy storage within the development and off-road parking for two vehicles.

An ideal home for those seeking waterside living in a sought-after location.

ENTRANCE HALL Obscure double glazed entrance door and sidelight, tiled floor, radiator, smooth ceiling, stairs to first floor, door to kitchen/diner.

KITCHEN/DINER 17' x 11' 8" (5.18m x 3.56m) max. Double glazed window to front aspect, radiator, understairs cupboard, built in cupboard with space for fridge/freezer and washing machine, fitted base and wall units, one and a quarter bowl stainless steel sink unit with mixer tap inset into work tops, stainless steel gas cooker, dishwasher, tiled floor, tiled splashbacks.

BEDROOM THREE 10' 10" x 6' 4" (3.3m x 1.93m) Double glazed French doors to courtyard, tiled floor, smooth ceiling, built in cupboard.

INNER HALL Smooth ceiling, tiled floor, door to bedroom two and shower room.

BEDROOM TWO 11' 8" x 7' 5" (3.56m x 2.26m) Double glazed window to rear, double glazed door to side aspect, wood effect laminated flooring.

SHOWER ROOM 5' 5" x 4' 9" (1.65m x 1.45m) Smooth ceiling with inset downlighters, part tiled walls, tiled floor, vanity wash hand basin, close coupled wc, corner tiled shower cubical, extractor fan.

FIRST FLOOR LANDING Smooth ceiling, airing cupboard housing gas boiler.

BEDROOM ONE 15' x 9' 2" (4.57m x 2.79m) Two double glazed windows to rear aspect, radiator, fitted wardrobes.

BATHROOM 8' 7" x 4' 8" (2.62m x 1.42m) Skylight window, white suite, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled wc, tiled floor, part tiled walls, heated towel rail.

LIVING ROOM 14' 5" x 11' 8" (4.39m x 3.56m) + recess. Double glazed window to front aspect, double glazed French doors to balcony.

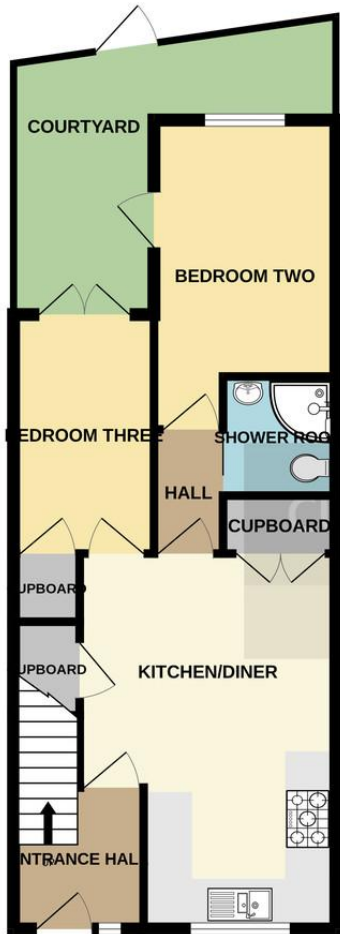
REAR COURTYARD Gated rear access to parking

FRONT GARDEN Enclosed front garden laid to lawn with paved path to entrance.

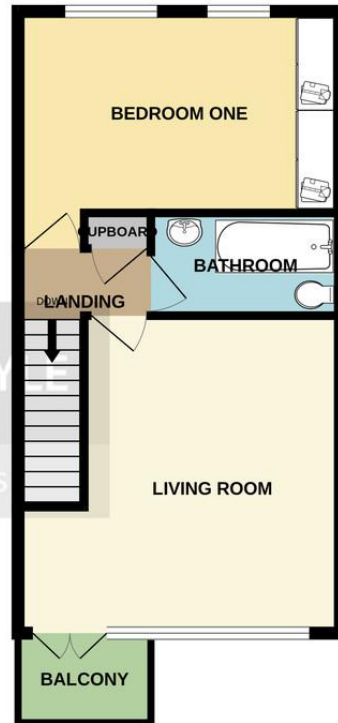


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	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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