

# Queens Road, Burnham-on-Crouch

CM0 8DY



**CURTIS O'BOYLE**

Sales & Lettings



# Queens Road, Burnham-on-Crouch

CMO 8DY

£265,000

A two-bedroom end-terraced cottage situated in the heart of Burnham-on-Crouch, conveniently located for the railway station, High Street and quayside. Requiring refurbishment throughout, the property offers excellent potential for improvement and modernisation.

The accommodation includes a lounge/diner featuring a spiral staircase, kitchen, ground floor shower room, and a first-floor WC. Outside, there is an approximately 70ft rear garden.

Offered for sale with no onward chain.

**LOUNGE/DINER** 25' 5" x 9' 8" (7.75m x 2.95m)  
Double glazed entrance door, double glazed bay window to front aspect, three radiators, window to side aspect, spiral staircase.

**KITCHEN** 13' 10" x 9' 3" (4.22m x 2.82m)  
Window to side aspect, wall mounted gas boiler, fitted base and wall units, stainless steel sink unit inset in base unit, built in electric oven and four ring gas hob, space for washing machine, part tiled walls.

**REAR LOBBY** Double glazed door to side aspect.

**SHOWER ROOM** 8' 9" x 7' 9" (2.67m x 2.36m) max.  
Window to rear aspect, radiator, close coupled WC, pedestal wash hand basin, tiled shower cubical, tiled walls.

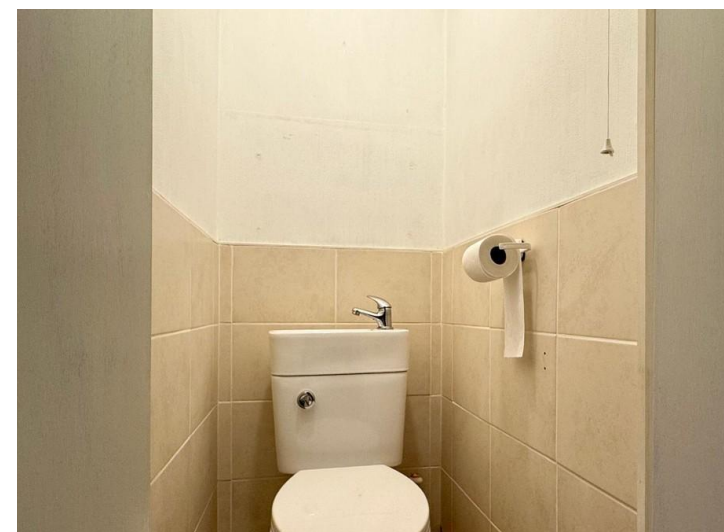
## FIRST FLOOR LANDING

**BEDROOM** 11' 2" x 9' 6" (3.4m x 2.9m)  
Double glazed window to front aspect, radiator, feature cast iron fireplace.

**BEDROOM** 11' 3" x 9' 6" (3.43m x 2.9m) max.  
Double glazed window to rear aspect, radiator, fitted wardrobes with mirrored sliding doors.

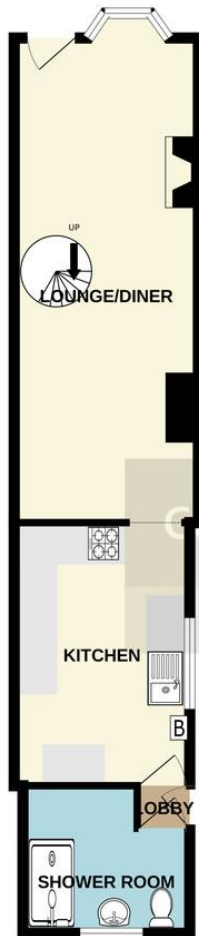
**WC** Macerator WC with basin inset into cistern.

**REAR GARDEN** 70' (21.3m) approx. in length.  
Paved patio area, laid to lawn, flower and shrub beds, fencing, outside tap and power point (not tested), side access.

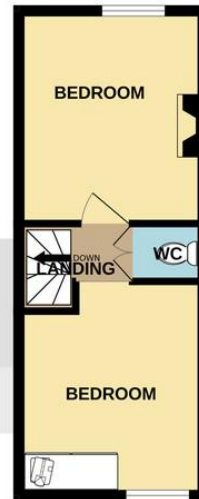


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
243 sq.ft. (22.6 sq.m.) approx.



AWAITING EPC

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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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