

Paul Mason Associates



Granville Terrace, Burnham-On-Crouch, CM0 8JT

Guide price £280,000 - £300,000

- Charming grade II listed cottage
- Off road parking
- Three bedrooms
- Two reception rooms
- Feature fireplaces
- Established rear garden with flowers, trees and shrubs
- Popular waterside town location
- Within walking distance to local amenities
- Ground floor bathroom and first floor WC accessible via bedrooms 1 & 2
- EPC Exempt

Guide Price of £280,000 - £300,000....A charming Grade II listed cottage offering a wealth of character, well-arranged accommodation and the rare benefit of private driveway parking.

To the ground floor, the property provides two reception rooms, comprising a welcoming living room and a separate dining room, both featuring period character and a warm cottage feel. The kitchen sits to the rear of the property, with the bathroom suite also positioned on the ground floor. To the first floor, there are three bedrooms, with bedroom one benefitting from its own WC, adding useful convenience to the layout.

Externally, the cottage enjoys an established garden with mature trees, shrubs and planting, creating a private and leafy setting. A paved patio seating area provides an ideal space for outdoor dining and entertaining, while the property also benefits from its own driveway parking.

Overall, this is an attractive period cottage combining character features, practical accommodation and appealing outside space in a desirable setting.

## 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

#### Lounge

3.53m x 2.79m (11'6" x 9'1")

#### Dining Room

3.53m x 2.9m (11'6" x 9'6")

#### Kitchen

2.41m x 1.93m

#### Bathroom

1.63m x 1.6m (5'4" x 5'2")

### FIRST FLOOR

#### Landing

#### Bedroom One

2.77m x 2.72m (9'1" x 8'11")

#### Bedroom Two

2.9m x 2.44m (9'6" x 8'0")

#### Bedroom Three

2.84m x 1.93m (9'3" x 6'3")

#### Cloakroom/WC

### EXTERIOR

#### Rear Garden

#### Parking

#### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Maldon District

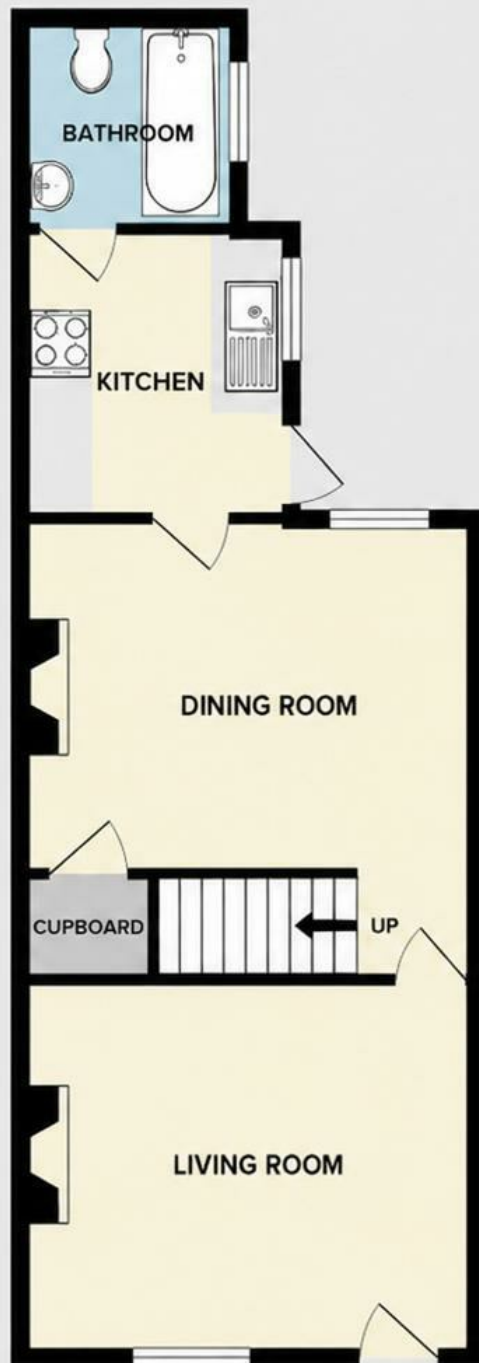
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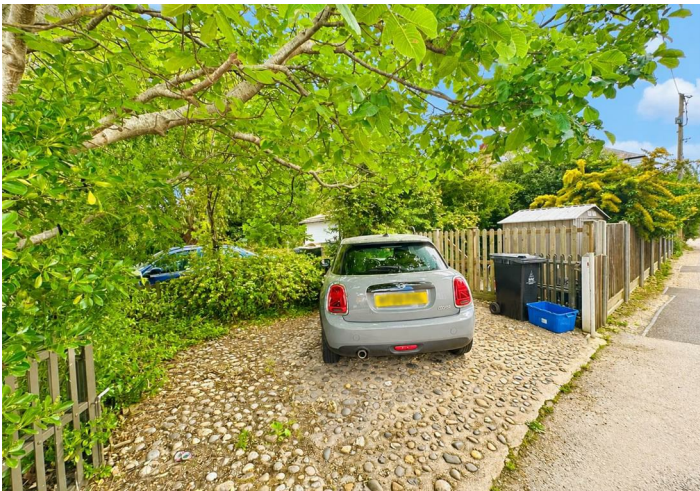
## Viewings

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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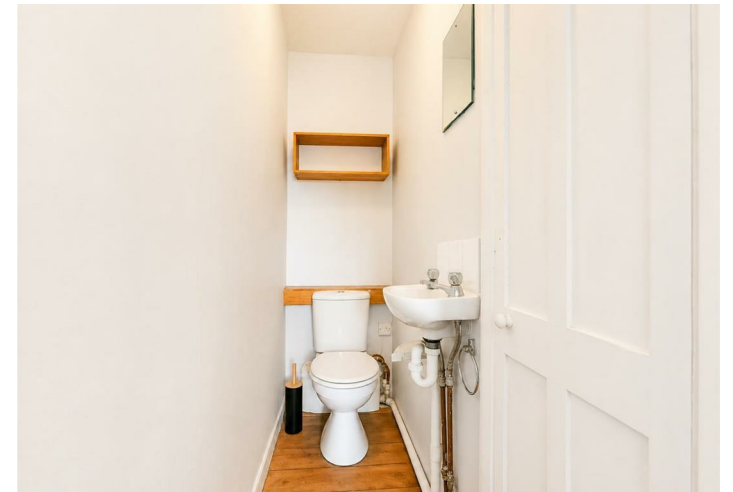
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