



CURTIS O'BOYLE

Sales & Lettings

New Road, Burnham-on-Crouch

CM0 8EU



# New Road, Burnham-on-Crouch

CMO 8EU

£155,000

## ENTRANCE HALL

Spacious storage cupboard

INNER HALL Entry phone, access to accommodation, further storage cupboard

LOUNGE 17' 08" x 12.11' (5.38m x 3.66m)

Double glazed window to side aspect. Laminate floor covering. Modern furniture to remain

KITCHEN 9' 08" x 7' 06" (2.95m x 2.29m)

Double glazed windows to two aspects. Modern fitted kitchen to include, microwave oven, fitted oven & hob, washing machine. laminate floor covering

BEDROOM 13' 03" x 8' 09" (4.04m x 2.67m)

Matching modern bedroom furniture, including double wardrobe. Carpeted floor covering

BATHROOM Modern three piece suite, over bath shower unit, fitted storage cupboards.

**MONEY LAUNDERING REGULATIONS** Please be advised that all purchasers will need to adhere to current laws of money laundering and therefore will need to provide Curtis O'Boyle Agents with photographic identification and proof of residency identification before any transaction is started to comply with the legislation



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 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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