

Paul Mason Associates



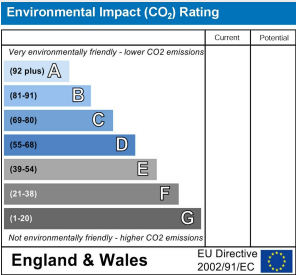
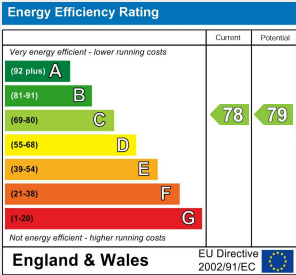
Burnham Road, Althorne, CM3 6BT
Guide price £350,000

- Cottage Style Property
- Ground Floor Cloakroom
- Off Road Parking for Two Cars
- Well Presented Throughout
- Village Location
- Backing Onto Open Countryside
- Short Drive to Train Station
- Modern Bathroom
- Fitted Kitchen
- EPC - C

This beautiful, well presented two bedroom house is located in Althorne, a village in the Dengie Peninsula benefitting from links to London via Althorne Train Station which is situated on the outskirts of the village. Located close to the station is Bridgemarsh Marina which is situated on Althorne Creek. There are two vineyards which produce award winning wines and include a café and bistro. Also within the village is a recreational park, village hall, shops, gastropub and tearoom. There are also plenty of scenic walks throughout the countryside. The closest town, Burnham-On-Crouch is approximately 3.6 miles from Althorne and provides an array of amenities.

The property has been kept to a high standard, commencing with an entrance hall with solid oak doors to the kitchen, cloakroom and lounge which benefits from fireplace with inset wood burner and French doors opening to the rear garden. To the first floor is a landing providing access to the two double bedrooms and family bathroom.

Externally, the property benefits from two parking spaces to the rear with access to the rear garden. The garden is well presented with flowers, trees and shrubs to the left border with a pathway to the right and the remainder laid to lawn, there is also a side gate providing access to the frontage. Viewings come highly recommended to fully appreciate the property on offer.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen

3.76m x 1.98m (12'4 x 6'6)

Living Room

5.46m x 4.57m (17'11 x 15'0)

FIRST FLOOR

Landing

Bedroom One

3.71m x 2.49m (12'2 x 8'2)

Bedroom Two

4.42m x 2.01m (14'6 x 6'7)

Bathroom

EXTERIOR

Rear Garden

Parking

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central Heating

Local Authority - Maldon District
Council

Viewings

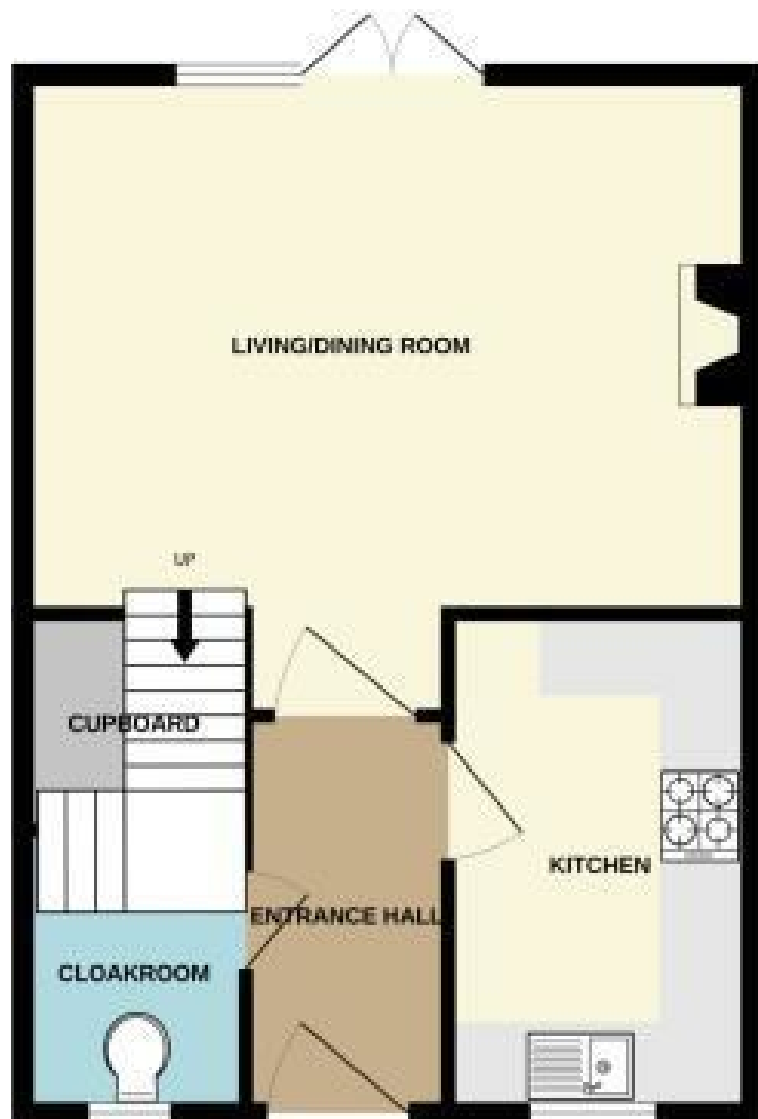
Strictly by appointment only through
the selling agent Paul Mason
Associates 01245 382555.

Important Notices

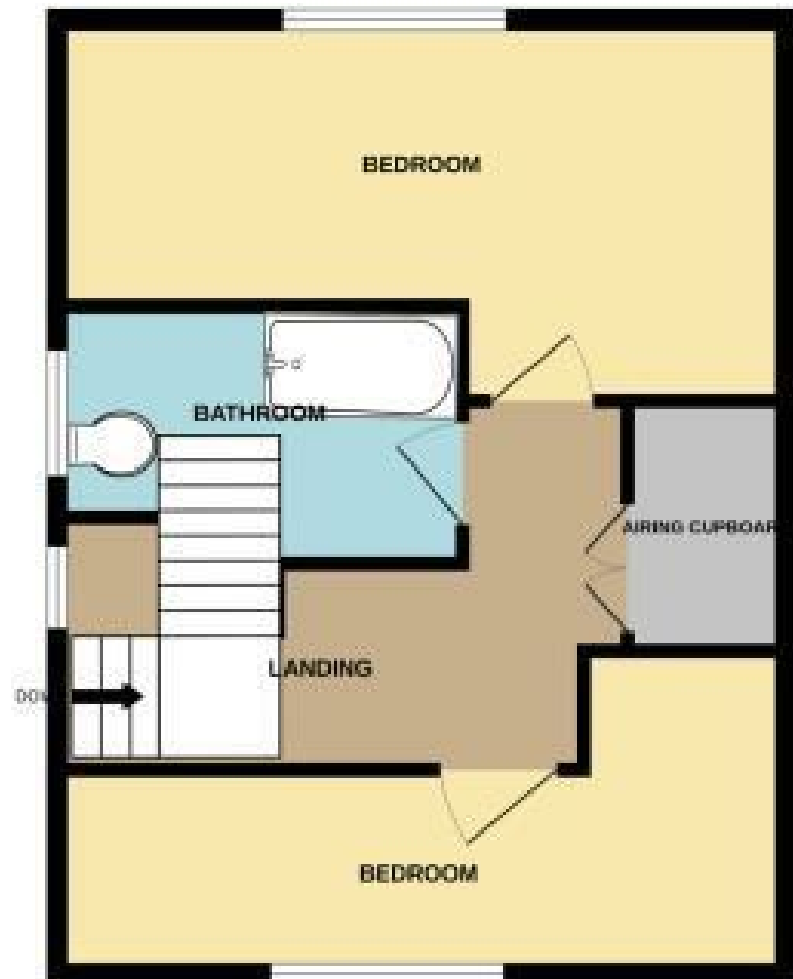
We wish to inform all prospective
purchasers that we have prepared
these particulars including text,
photographs and measurements as
a general guide. Room sizes should
not be relied upon for carpets and
furnishings. We have not carried out
a survey or tested the services,
appliances and specific fittings.
These particulars do not form part
of a contract and must not be relied
upon as statement or representation
of fact.

Should you be successful in having
an offer accepted on a property
through ourselves, then there is an
administration charge of £25 inc.
VAT per person (non-refundable) to
complete our Anti Money Laundering
Identity checks.

GROUND FLOOR



1ST FLOOR





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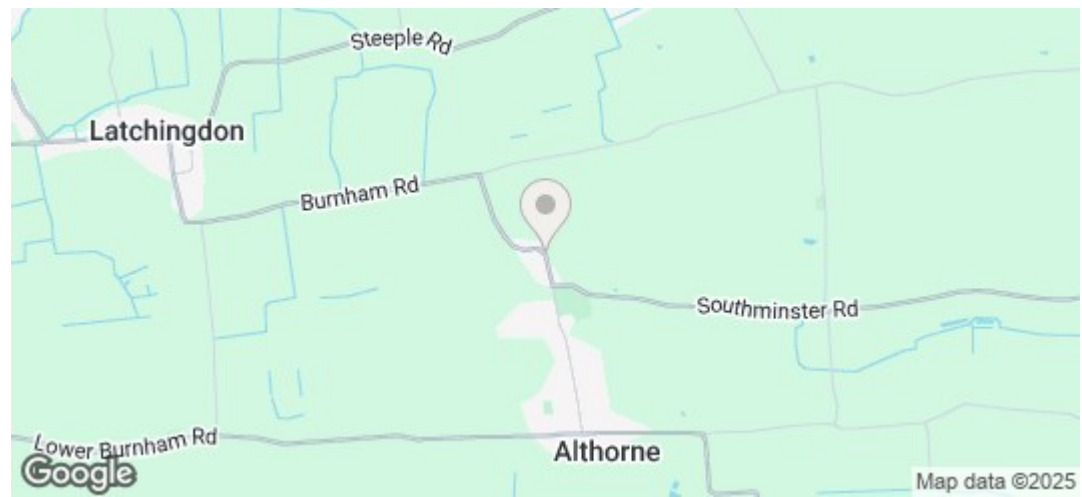
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