

Queens Road, Burnham-on-Crouch
CM0 8DY

CURTIS O'BOYLE

Sales & Lettings





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CMO 8DY

£235,000

Offered with no onward chain, this charming two-bedroom character cottage is ideally situated just a short walk from Burnham-on-Crouch High Street, the picturesque waterfront, railway station, shops, cafés, restaurants and a range of everyday amenities.

The accommodation begins with a welcoming lounge featuring a bay window to the front, leading through to a separate dining room with stairs rising to the first floor. To the rear is a fitted kitchen with access to the side lobby, which in turn leads to the rear garden and the ground floor bathroom.

Upstairs, the first floor offers two good-sized double bedrooms, making the property well suited to first-time buyers, those looking to downsize or buy-to-let investors.

Outside, the generous rear garden in excess of 55ft in length, providing plenty of space for outdoor seating, gardening or family enjoyment

LOUNGE 11' 2" x 9' 9" (3.4m x 2.97m) + bay. Double glazed bay window to front aspect, radiator, textured ceiling, wood effect laminated flooring, feature fireplace, door to inner hall with stairs to first floor and door to dining room.

DINING ROOM 11' 2" x 9' 8" (3.4m x 2.95m) Sash window to rear aspect, radiator, textured ceiling, wood effect laminated flooring, understairs cupboard, doorway to kitchen.

KITCHEN 8' 7" x 5' 8" (2.62m x 1.73m) Window to side aspect, tiled floor, tiled splashbacks, fitted base and wall units, stainless steel sink unit with mixer tap inset into work tops, space for washing machine, under counter fridge and gas cooker, doorway to rear lobby.

REAR LOBBY Glazed door to rear garden, tiled floor, texture ceiling, fitted cupboard, door to bathroom.

BATHROOM Obscure glazed window to rear aspect, radiator, panelled bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin, tiled walls and floor, cupboard housing gas boiler.

FIRST FLOOR LANDING Textured ceiling, doors to bedrooms.

BEDROOM ONE 11' 2" x 9' 9" (3.4m x 2.97m) Double glazed window to front aspect, radiator, textured ceiling

BEDROOM TWO 11' 2" x 9' 8" (3.4m x 2.95m) Sash window to rear aspect, radiator, textured ceiling, built in cupboard, loft access.

REAR GARDEN Paved patio area, remainder mostly laid to lawn with flower and shrub borders, gated right of access, timber shed.

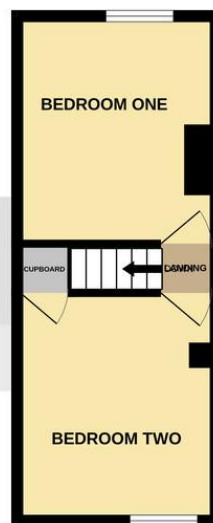


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	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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