

Coronation Road, Burnham-on-Crouch

CM0 8HW

CURTIS O'BOYLE

Sales & Lettings





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CMO 8HW

£280,000

Offered with no onward chain, this character three-bedroom terraced home is ideally situated in a sought-after turning in the heart of Burnham-on-Crouch, just a short distance from the picturesque Quayside. The accommodation includes a welcoming lounge, a separate dining room, a fitted kitchen, and a ground floor bathroom. Externally, the property benefits from a good-sized rear garden, providing an excellent outdoor space in this desirable central location.

LOUNGE 12' 5" x 10' 1" (3.78m x 3.07m) Double glazed bay window to front aspect, smooth ceiling, radiator.

DINING ROOM 12' 5" x 10' 1" (3.78m x 3.07m) Double glazed window to rear aspect, smooth ceiling, radiator.

KITCHEN 10' 5" x 7' 2" (3.18m x 2.18m) Double glazed window to side aspect, wall mounted gas boiler, radiator, fitted base and wall units, built in electric oven and four ring hob, stainless steel sink inset into worktops, tiled splashbacks, wood effect laminated flooring.

REAR LOBBY Airing cupboard, double glazed door to rear garden.

BATHROOM 6' 6" x 6' 2" (1.98m x 1.88m) Obscure double glazed windows to side aspect, radiator, panelled bath with mixer tap and electric shower over, vanity wash hand basin, close coupled WC, part tiled walls.

FIRST FLOOR LANDING

BEDROOM ONE 12' 2" x 10' (3.71m x 3.05m) Double glazed window to front aspect, radiator, smooth ceiling, built in cupboard.

BEDROOM TWO 10' 1" x 9' 1" (3.07m x 2.77m) Double glazed window to rear aspect, radiator.

BEDROOM THREE 10' 7" x 7' 5" (3.23m x 2.26m) Double glazed window to side aspect, double glazed door to rear aspect, radiator.

REAR GARDEN Mostly laid to lawn, timber shed, panelled fencing, gated side access (right of access through neighbouring gardens).



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

GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 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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