

CURTIS O'BOYLE

Sales & Lettings

Granville Terrace, Burnham-on-Crouch

CM0 8JT





Granville Terrace, Burnham-on-Crouch

CMO 8JT

£295,000

A charming Grade II listed, end-of-terrace cottage with a wider plot, private position and garden in excess of 100 feet, situated in the heart of Burnham-on-Crouch.

This attractive white weatherboarded cottage forms part of the historic Granville Terrace, a picturesque row of mid-19th century timber-framed cottages, recognised for their architectural and historic interest. The end-of-terrace position offers a number of appealing advantages, including a wider plot, additional side windows providing extra natural light and a particularly private setting, whilst remaining conveniently located in the centre of town.

The accommodation includes a cottage-style kitchen positioned at the front of the property, with a small cloakroom/WC off and an open doorway leading through to the dining room. A separate lounge provides access to the rear garden. On the first floor are two double bedrooms, with the bathroom conveniently accessed from the main bedroom.

Outside, the property benefits from a garden extending to in excess of 100 feet, offering an excellent degree of privacy and plenty of scope for enjoying the outdoors. A useful timber garden room is situated towards the end of the garden, providing additional space for a home office, hobbies or storage.

The location is particularly convenient, being within easy reach of Burnham-on-Crouch High Street, with its shops, cafés, restaurants and everyday amenities. The riverfront, yacht clubs, country park and railway station are also close by, making this an appealing home for those looking to enjoy the character and convenience of this popular riverside town.

KITCHEN 9' 4" x 6' 5" (2.84m x 1.96m) + 6' 4" x 3' 10" (1.93m x 1.17m) Glazed entrance door, windows to two aspects, fitted base units, ceramic sink unit with mixer tap inset into solid wood

worktops, wood effect laminated flooring, radiator, integrated dishwasher, tiled splash backs for cooker, washing machine, part panelled walls, door to:

WC Window, close coupled WC.

DINING ROOM 11' 11" x 11' 8" (3.63m x 3.56m) inc. stairs Double glazed window, sash window to side aspect, radiator, stairs to first floor, open brick fireplace with fitted cupboard to side, understairs cupboard, part panelled walls, feature stain glass window over looking lounge.

LOUNGE 11' 7" x 9' 1" (3.53m x 2.77m) Sash window, radiator, part panelled walls, feature brick fireplace, glazed door to garden.

LANDING Loft access (ladder and light).

BEDROOM ONE 11' 7" x 9' 5" (3.53m x 2.87m) Double glazed window, radiator, exposed floorboards, fitted cupboards, over stairs cupboard.

BATHROOM 9' 6" x 6' 6" (2.9m x 1.98m) Window, panelled bath with mixer taps, shower cubicle, close coupled WC, pedestal wash hand basin, radiator, part tiled walls, part panelled walls.

BEDROOM TWO 11' 8" x 9' 2" (3.56m x 2.79m) Double glazed sash window, sash window to side aspect, feature cast iron fireplace, exposed floorboards, built in cupboard.

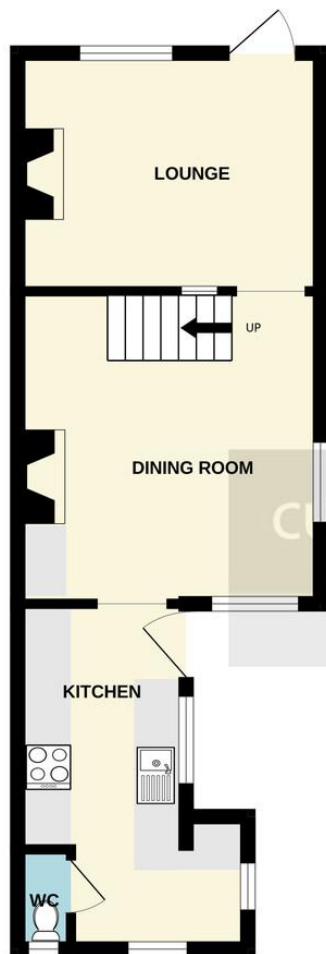
GARDEN 110' (33m) approx.. in length. Mostly laid to lawn, paved patio area, mature flower and shrub borders, pear tree, fig tree, apricot tree, grape vines. Timber garden room to end with power and light.

FRONT Parking, timber shed.



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

GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



AWAITING EPC



18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: maldon@curtisoboyale.co.uk

www.curtisoboyale.co.uk

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.

CURTIS O'BOYLE

Sales & Lettings