

Paul Mason  
Associates



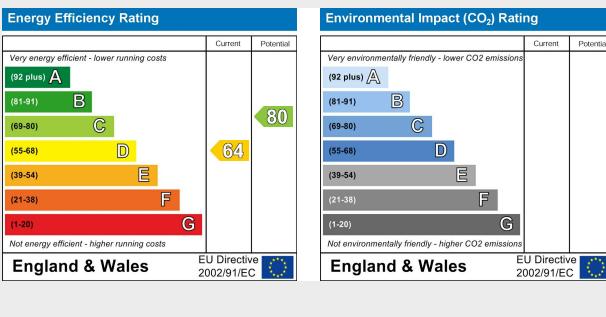
Alexandra Road, Burnham-On-Crouch, CM0 8BW  
Offers in excess of £270,000

- Well Presented Throughout
- Two Double Bedrooms
- First Floor Bathroom
- Ground Floor Cloakroom
- Two Reception Rooms
- Utility Room
- Feature Fireplace
- Rear Garden with Side Access
- Waterside Town Location
- EPC - D

\*\*COMPLETE ONWARD CHAIN\*\*.....This well presented two double bedroom Victorian home is located Burnham-On-Crouch. Burnham-On-Crouch is a historic town located on the banks of the River Crouch which provides scenic walks along the riverbank. The attractive town is full of charm with its character properties and listed buildings. The town is most known for its yachting centre with the marina having 350 berths, making the town an ideal location for boating enthusiasts. There are plenty of amenities including a train station, golf club, cinema, launderette, post office, pharmacies, shops, a primary and high school and 22 licenced drinking establishments. The town hosts an array of events for both adults and children including the illuminated carnival which has been ongoing for more than 100 years, a Halloween history tour, craft fairs, markets and even a charity fund raising pub crawl.

The accommodation has been extended by the current owners adding a cloakroom and utility room to the rear of the property, with the remainder of the ground floor comprising a dining room with a bay window to the front, a lounge and the kitchen. To the first floor, there is a landing providing access to two double bedrooms and a family bathroom suite.

Externally, the property is set back from the road with a small courtyard garden with paving to the entrance door. To the rear, the garden is in excess of 60ft in length providing a good amount of outdoor space to enjoy. Viewing comes highly recommended to appreciate the property on offer.



## ACCOMMODATION

### GROUND FLOOR

#### Dining Room

3.48m x 2.80m (11'5" x 9'2")

#### Lounge

3.48m x 3.33m (11'5" x 10'11")

#### Kitchen

2.57m x 2.01m (8'5" x 6'7")

#### Utility Room

2.5m x 1.2m (8'2" x 3'11")

#### Cloakroom

1.2m x 1m (3'11" x 3'3")

### FIRST FLOOR

#### Bedroom One

3.71m x 3.48m (12'2" x 11'5")

#### Bedroom Two

3.33m x 2.57m (10'11" x 8'5")

### EXTERIOR

#### Rear Garden

#### Frontage

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon Council

### Viewings

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

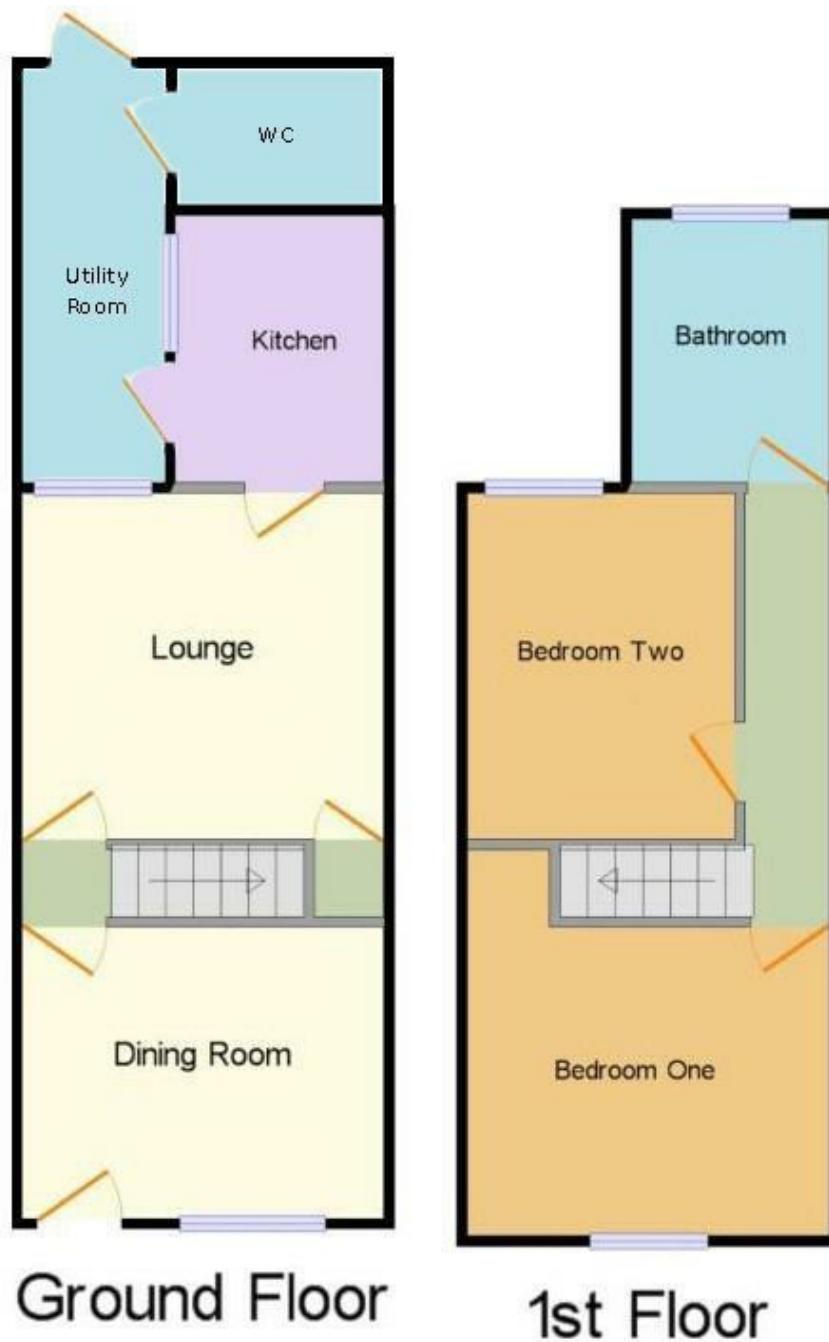
### Important Notices

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.





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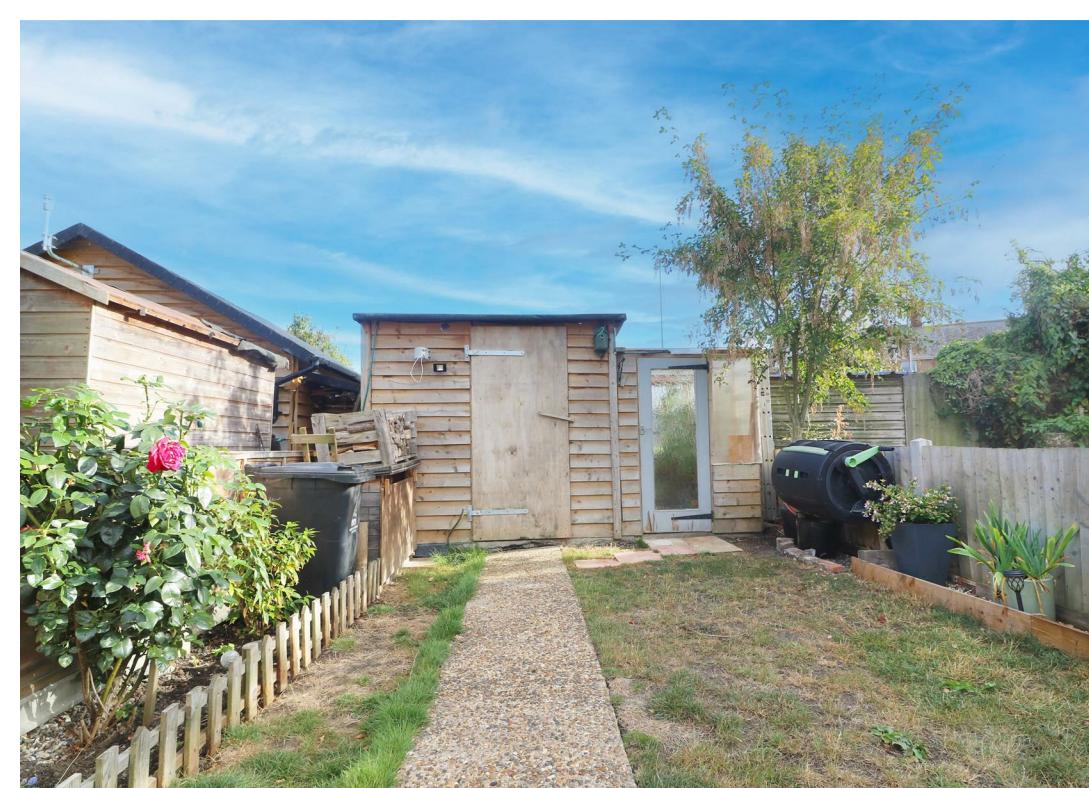
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