CURTIS O'BOYLE

Sales & Lettings

CMO 8JE

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Western Road, Burnham-on-Crouch CM0 8JE £279,950

Mid terraced house conveniently situated for the High Street and Railway Station. Accommodation includes a lounge, kitchen/diner, ground floor bathroom and two first floor double bedrooms.

ENTRANCE LOBBY Obscure double glazed entrance door, double glazed window to side aspect, open plan to lounge.

LOUNGE 10' 11" x 10' 6" (3.33m x 3.2m) Double glazed bay window to front aspect, radiator, smooth ceiling, wood effect laminated flooring, feature fireplace, opening to inner hall.

INNER HALL Stairs to first floor, door to kitchen/diner.

KITCHEN/DINER 10' 11" x 10' 6" (3.33m x 3.2m) Double gazed window to rear aspect, radiator, smooth ceiling, range of fitted base and wall units, one and a quarter bowl porcelain sink unit with mixer tap inset into work tops, built in electric oven and four ring gas hob with hood above, space for washing machine and fridge/freezer, under stairs cupboard, wood effect laminated flooring, smooth ceiling, tiled splashbacks, door to rear lobby.

REAR LOBBY Obscure glazed door to side aspect, tiled floor, door to bathroom.

BATHROOM 9'2" x 6' 1" (2.79m x 1.85m) Obscure double glazed window to side aspect, radiator, smooth ceiling, part tiled walls, tiled floor, cupboard housing gas boiler, panelled bath with shower over, dose coupled WC, vanity wash hand basin. LANDING Smooth ceiling, doors to bedrooms.

BEDROOM ONE 11' x 10' 7" (3.35m x 3.23m) Double gazed window to front aspect, radiator, smooth ceiling, loft access, built in wardrobes.

BEDROOM TWO Double glazed window to rear aspect, radiator, smooth ceiling, built in over stairs wardrobe.

REAR GARDEN 42' (13m) Approx. in length. Brick patio area, brick store, gated side access (right of access), panelled fencing, small area laid to lawn surrounded by well stocked flower and shrub beds.

MONEY LAUNDERING REGULATIONS Please be advised that all purchasers will need to adhere to currents laws of money laundering and therefore will need to provide Curtis O'Boyle Agents with photographic identification and proof of residency identification before any transaction is started to comply with the legislation

















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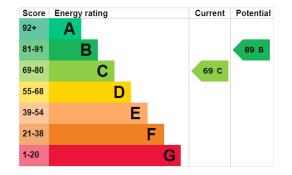
TOTAL FLOOR AREA: 597 sq.ft. (55.5 sq.m.) approx. What every attempt tab been made to ensure the accuracy of the frequency and the table of the second sec

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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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