

York Road, Burnham-on-Crouch

CM0 8HP

CURTIS O'BOYLE

Sales & Lettings





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CMO 8HP

£450,000

Situated in a sought after private turning just off the High Street convenient for local shops and walks along the river. The Spacious bungalow is offered with no onward chain, requires some updating and could be reconfigured back to its original three bedrooms. Further accommodation includes an ensuite to the master bedroom, bathroom, fitted kitchen, lounge, dining area and conservatory. Driveway and carport to the front, paved low maintenance garden to the rear.

ENTRANCE LOBBY Obscure glazed timber entrance door, obscure glazed door to entrance hall.

ENTRANCE HALL Radiator, textured ceiling, loft access, airing cupboard, three built in storage cupboards.

BEDROOM (ORIGINALLY TWO ROOMS) 21' 5" x 9' 10" (6.53m x 3m) > 8' 10" (2.69m) Two double glazed windows to front aspect, two radiators, textured ceiling fitted wardrobes with sliding doors, door to ensuite.

ENSUITE Obscure glazed window to side aspect, textured ceiling radiator, tiled shower cubical, pedestal wash hand basin, close coupled WC, tiled walls.

BATHROOM Obscure glazed window to side aspect, radiator, textured ceiling, tiled walls, pedestal wash hand basin, close coupled WC, easy access tall bath with sealed door, mixer tap and shower attachment.

KITCHEN 12' 6" x 9' 1" (3.81m x 2.77m) max. Obscure glazed door to side aspect, double glazed window to side aspect, textured ceiling, wall mounted gas boiler, fitted base and wall units, one and a quarter bowl stainless steel sink unit with mixer tap inset into work tops, built in electric double oven and four ring gas hob with hood above, space for washing machine, tiled splashbacks, serving hatch to lounge.

LOUNGE 15' 11" x 12' 3" (4.85m x 3.73m) Double glazed sliding patio door to conservatory, two radiators, textured ceiling, feature fireplace with coal effect gas fire, open plan to dining area.

DINING AREA 12' 6" x 8' 9" (3.81m x 2.67m) Window to rear aspect, radiator, textured ceiling, built in display cupboard, obscure glazed door to bedroom two.

BEDROOM TWO 16' 4" x 8' (4.98m x 2.44m) Obscure glazed window to front aspect, double glazed window to rear aspect, glazed door to conservatory.

CONSERVATORY 20' 1" x 5' 11" (6.12m x 1.8m) Glazed French doors to rear garden, window to rear aspect, wood effect laminated flooring.

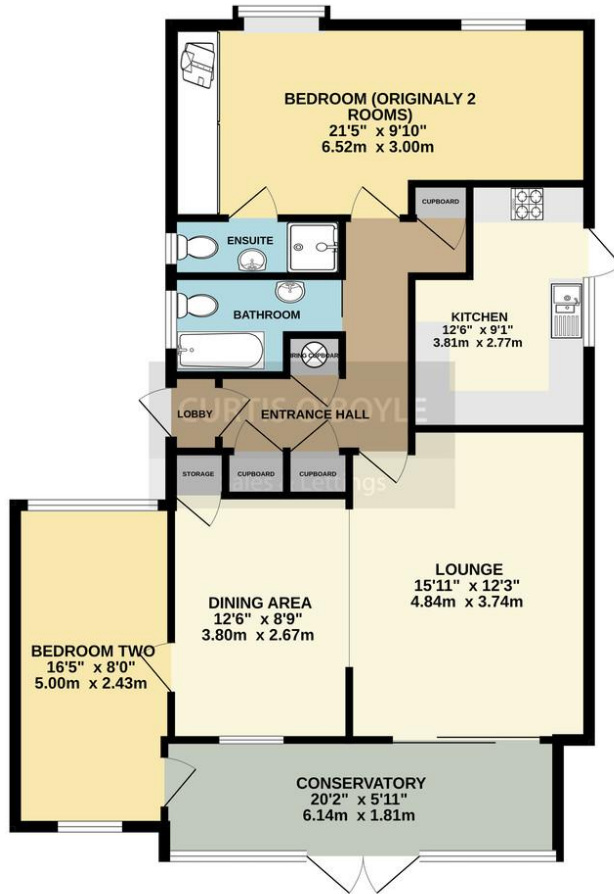
REAR GARDEN Mostly paved, flower and shrub beds, panelled fencing, timber shed, greenhouse, covered side access to front.

FRONT Driveway and car port.



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

GROUND FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 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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