

Burnham Road, Southminster

CM0 7BL

CURTIS O'BOYLE

Sales & Lettings



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CMO 7BL £390,000

Extend semi detached cottage situated in semi rural location on the Burnham Road between Burnham-on-Crouch and Southminster with fields to front and rear. The well-presented accommodation includes two double first floor bedrooms with modern ensuite to master and balcony, refitted kitchen, ground floor bathroom and three reception rooms consisting of a lounge, snug with open fire and separate dining room with log burner. The garden wraps around from the rear to the side where there is a driveway leading to a large garage. Useful shed with power and light ideal as a hobby room.

ENTRANCE LOBBY Obscure double glazed entrance door to side aspect, smooth ceiling, tiled floor, open plan to kitchen.

KITCHEN 10' 11" x 6' 2" (3.33m x 1.88m) Double glazed windows to rear and side aspects, smooth ceiling, fitted base and wall units, stainless steel sink bowl inset into worktops with fluted drainer, integrated dishwasher and fridge/freezer, built in electric oven and four ring hob with hood above, tiled splashbacks, tiled floor.

DINING ROOM 11' 6" x 10' 9" (3.51m x 3.28m) Double glazed windows to front and side aspects, radiator, smooth ceiling, feature fireplace with log burner, tiled floor.

BATHROOM 10' 11" x 4' 9" (3.33m x 1.45m) Obscure double glazed window to rear aspect, heated towel rail, fitted cupboard, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, dose coupled WC, part tiled walls.

SNUG 11' 1" x 9' 11" (3.38m x 3.02m) Two double glazed window to front aspect, open brick fireplace, wood flooring, smooth ceiling, radiator.

LOUNGE 18' x 10' 4" (5.49m x 3.15m) including stairs. Double glazed French doors to rear garden, understairs cupboard, smooth ceiling, two radiators, door to stairs to first floor.

FIRST FLOOR LANDING Loft access.

BEDROOM ONE 16' 1" x 10' 5" (4.9m x 3.18m) > 8' 2" (2.49m) Double glazed French doors to balcony to rear aspect, radiator, smooth ceiling, over stairs cupboard, door to ensuite.

ENSUITE 10' 1" x 4' 9" 11" (3.07m x 1.5m) Double glazed windows to rear and side aspects, heated towel rail, shower cubicle, pedestal wash hand basin, dose coupled WC, tiled floor.

BEDROOM TWO 11' x 9' 11" (3.35m x 3.02m) Double glazed window to front aspect, radiator, smooth ceiling.

REAR AND SIDE GARDEN Backing onto fields, mostly laid to lawn, insulated timber shed/hobby room, gated side access to driveway.

GARAGE 20' 1" x 10' 9" (6.12m x 3.28m) Up and over door, windows to side and rear aspects, door to garden, eaves storage space with window.



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

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.

1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AWAITING EPC

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