



Chapel Road, Burnham-on-Crouch

CM0 8JD

CURTIS O'BOYLE

Sales & Lettings



Chapel Road, Burnham-on-Crouch

CMO 8JD

£315,000

Offered with no onward chain a two bedroom semi detached house in central location. Useful loft room and 75 feet rear garden with workshop.

LOUNGE 11' 11" x 9' 10" (3.63m x 3m) plus bay. Double glazed bay window to front aspect, timber entrance door, radiator, smooth ceiling, open fireplace, picture rail, door to dining room.

DINING ROOM 11' 11" x 10' 3" (3.63m x 3.12m) Double glazed window to rear aspect, radiator, smooth ceiling, understairs cupboard, feature fireplace, arch to kitchen.

KITCHEN 9' 9" x 7' 8" (2.97m x 2.34m) Double glazed door to garden, double glazed window to side aspect, radiator, fitted base and wall units, one and quarter bowl sink unit with mixer tap, space for washing machine, slim dishwasher, tiled splashbacks.

BATHROOM 5' 11" x 4' 8" (1.8m x 1.42m) Obscure double glazed window to rear aspect, panelled bath with mixer tap and shower attachment and shower over, vanity wash hand basin, tiled walls and floor, heated towel rail, doorway to WC.

WC Obscure double glazed window to side aspect, heated towel rail, close coupled, tiled floor, wall mounted gas boiler.

FIRST FLOOR LANDING Doors to bedrooms.

BEDROOM ONE 11' 11" x 10' 4" (3.63m x 3.15m) Double glazed window to rear aspect, radiator, coved to smooth ceiling, feature cast iron fireplace, airing cupboard.

BEDROOM TWO 11' 11" x 9' 10" (3.63m x 3m) Double glazed window to front aspect, radiator, coved to smooth ceiling, feature cast iron fireplace, recess with steps to loft room.

LOFT ROOM 12' 4" x 11' 4" (3.76m x 3.45m) Double glazed skylight window to rear aspect, eaves storage.

REAR GARDEN 75' (23m) approx. in length. Paved patio area, laid to lawn, timber shed, timber workshop with power.

FRONT GARDEN Gravelled with drop kerb.



To view this property call Curtis O' Boyle Estate Agents on **01621 785855**

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.

2ND FLOOR
135 sq.ft. (12.6 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

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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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