



New Road, Burnham-on-Crouch

CM0 8EU

**CURTIS O'BOYLE**

Sales & Lettings





# New Road, Burnham-on-Crouch

CMO 8EU

£165,000

Offered with no onward chain a second floor apartment convenient for local amenities and railway station. Originally built as a one bedroom the layout has been altered to provide a study or second bedroom and an open plan kitchen/living space along with a main double bedroom and bathroom. Allocated and visitors parking.

**ENTRANCE LOBBY** Timber door from communal hallway, built in lockable cupboard, textured ceiling, wood effect laminated flooring, timber door to hallway.

**HALLWAY** Security entry phone, wall mounted electric storage heater, airing cupboard with space for washing machine, textured ceiling.

**BATHROOM** Textured ceiling, extractor fan, panelled bath with mixer taps and shower over, wash hand basin, low level WC, tiled walls, heated towel rail.

**BEDROOM** 13' 1" x 9' 3" (3.99m x 2.82m) Double glazed window to rear aspect, textured ceiling, wood effect laminated flooring, wall mounted electric panel heater.

**KITCHEN/LIVING SPACE** 13' 1" x 12' 10" (3.99m x 3.91m) + window recess. Double glazed window to rear aspect, wall mounted electric storage heater, wood effect laminated flooring, textured ceiling, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, built in electric oven and hob.

**STUDY/BEDROOM** 9' 6" x 7' 6" (2.9m x 2.29m) Double glazed window to front aspect, textured ceiling.

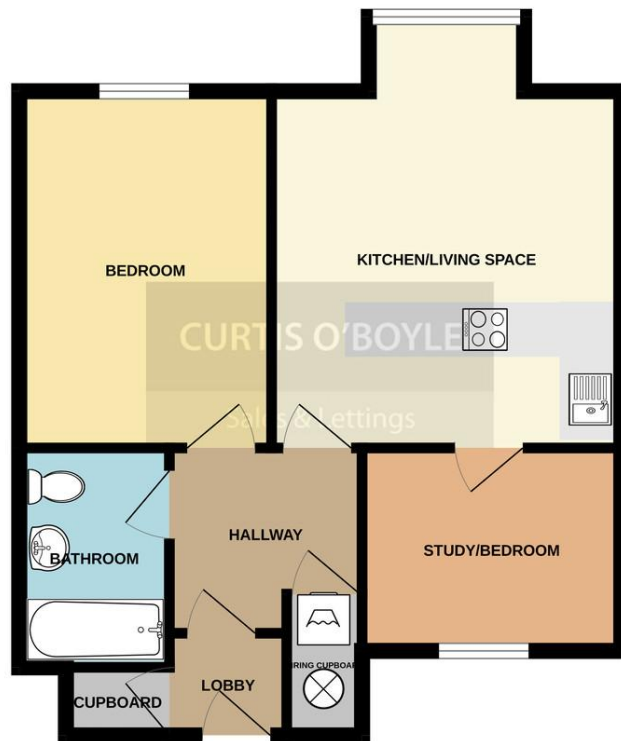
**OUTSIDE** Large communal car park with allocated and visitor parking.



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



## SECOND FLOOR



AWAITING EPC

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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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