

# Barrow Marsh, Heybridge

CM9 4RA

**CURTIS O'BOYLE**

Sales & Lettings





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£80,000

Situated on the welcoming Barrow Marsh holiday park only a short walk from Mill Beach and the picturesque waterfront a two bedroom lodge home offered with no onward chain. Property can be occupied for 9 months a year from March to November

**DINING AREA** 9' 4" x 7' 6" (2.84m x 2.29m) Glazed entrance door, double glazed windows to front and side aspects, smooth ceiling, wood effect laminated flooring, open plan to kitchen and lounge.

**LOUNGE** 12' 8" x 10' 6" (3.86m x 3.2m) Double glazed windows to front and side aspects, smooth ceiling, wood effect laminated flooring.

**KITCHEN** 6' 10" x 6' 8" (2.08m x 2.03m) Smooth ceiling, fitted units, tiled floor, tiled splashbacks, stainless steel sink unit with mixer tap, gas hot water boiler, gas cooker, fridge/freezer.

**BATHROOM** 6' 9" x 6' 7" (2.06m x 2.01m) Double glazed window to side aspect, smooth ceiling, panelled bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin, tiled floor and walls.

**BEDROOM ONE** 13' 5" x 6' 7" (4.09m x 2.01m) Double glazed window to side aspect, smooth ceiling, wood effect laminated flooring.

**BEDROOM TWO** 13' 6" x 5' 11" (4.11m x 1.8m) Double glazed window to rear aspect, smooth ceiling, wood effect laminated flooring, loft access.

**OUTSIDE** Garden wraps around the property, paved patio area, raised covered decking area, area laid to lawn, flower and shrub beds, Keter shed, lean to.

**AGENTS NOTE** 9 Month occupancy March to November  
Approx. annual site fees (including water and sewage) £1,500.



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

GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA - 469 sq.ft. (43.6 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



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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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