



CURTIS O'BOYLE

Sales & Lettings

New Road, Burnham-on-Crouch

CMO 8EH



# New Road, Burnham-on-Crouch

CMO 8EH Price: TBC

In need of modernisation and offered with no onward chain a three bedrooms semi-detached townhouse with rear road access to the garden. Central location ideal for the railway station and high street.

LOUNGE/DINER 23' 11" x 12' 6" (7.29m x 3.81m) + bay Double glazed bay window to front aspect, entrance door, secondary glazed window to rear aspect, obscure glazed window to side aspect, three radiators, textured and coved ceiling, brick fireplace, stairs to first floor, glazed door to kitchen.

KITCHEN 18' 1" x 6' (5.51m x 1.83m) Secondary glazed windows to rear and side aspects, textured and coved ceiling, radiator, fitted base and wall units, sink unit with mixer tap inset into worktops, gas cooker with hood above, tiled splashbacks.

FIRST FLOOR LANDING Double glazed window to side aspect, textured and coved ceiling radiator, stairs to second floor.

BEDROOM 12' 7" x 10' 6" (3.84m x 3.2m) + bay. Double glazed bay window to front aspect, textured and coved ceiling, radiator.

BATHROOM 9' 8" x 8' 6" (2.95m x 2.59m) Obscure double glazed window to rear aspect, obscure glazed window to side aspect, textured and coved ceiling, radiator, panelled bath with shower over, pedestal wash hand basin, low level WC, airing cupboard housing hot water cylinder, part tiled walls.

SECOND FLOOR LANDING Double glazed window to side aspect, coved ceiling.

BEDROOM 12' 7" x 10' 7" (3.84m x 3.23m) Double glazed window to front aspect, textured and coved ceiling, radiator, built in cupboard with loft hatch.

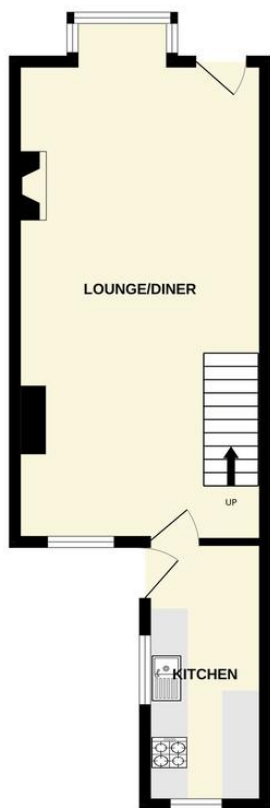
BEDROOM 12' 7" x 10' 7" (3.84m x 3.23m) Double glazed window to rear aspect, textured ceiling, radiator.

REAR GARDEN 100' (30m) approx. in length. Commences with paved patio area, flower and shrub borders, lawned area, greenhouse, two timber sheds, gated rear access, potential for parking on rear hard standing with access from Essex Road.

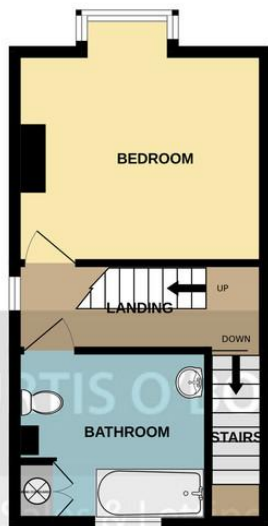


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

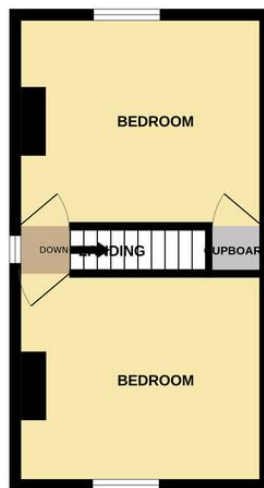
GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



2ND FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 955 sq.ft. (88.6 sq.m.) approx.



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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