Arcadia Road, Burnham-on-Crouch

CM0 8EF

CURTIS O'BOYLE

Sales & Lettings







Arcadia Road, Burnham-on-Crouch

CM0 8EF £350,000

THREE BEDROOM DETACHED HOUSE – NO ONWARD CHAIN

Situated in a convenient and popular residential location, this three bedroom detached house is offered for sale with NO ONWARD CHAIN. The accommodation comprises an entrance hall, ground floor cloakroom/WC, lounge to the front, fitted kitchen to the rear with a conservatory adjoining, three first floor bedrooms and a family bathroom. The property further benefits from double glazing, gas central heating, and a garage.

The property also enjoys a pleasant rear aspect, backing directly onto allotments, adding a sense of openness to the rear.

LOCATION

The property is conveniently positioned within the popular riverside town of Burnham-on-Crouch, with the historic High Street offering a selection of independent shops, cafés, pubs and restaurants. The town is renowned for its attractive waterfront and sailing facilities along the River Crouch, with the quayside, marina and yacht clubs providing plenty of opportunities to enjoy the surrounding estuary. Burnham-on-Crouch railway station is also within easy reach, providing services via Wickford with connections to London Liverpool Street. The town also offers local schooling, recreational facilities and access to pleasant riverside and countryside walks.

An excellent opportunity for buyers seeking a detached family home in a convenient location, with the advantage of no onward chain.

ENTRANCE HALL Double glazed entrance door to side aspect, window to side aspect, textured ceiling, radiator, stairs to first floor, understairs cupboard.

CLOAKROOM Double glazed window to front aspect, radiator, textured ceiling, close coupled WC, wash hand basin.

LOUNGE 16' 3" x 10' 11" (4.95m x 3.33m) Double glazed window to front aspect, radiator, textured ceiling.

KITCHEN/DINER 17' 4" x 9' 4" (5.28m x 2.84m) Double glazed windows to rear and side aspects, double glazed door to conservatory, textured ceiling, radiator, fitted base and wall units, built in electric double oven and gas hob, tiled splashbacks.

CONSERVATORY 10' 1" x 8' 8" (3.07m x 2.64m) Double glazed to three aspect, double glazed door to side aspect.

FIRST FLOOR LANDING Double glazed window to side aspect, textured ceiling, loft access.

BATHROOM 6' 8" x 6' 7" (2.03m x 2.01m) Double glazed window to rear aspect, radiator, panelled bath, close coupled WC, wash hand basin, airing cupboard housing gas boiler, tiled walls.

BEDROOM ONE 13' 1" x 10' 4" (3.99m x 3.15m) Double glazed window to front aspect, radiator, textured ceiling.

BEDROOM TWO 12' 8" x 10' 4" (3.86m x 3.15m) Double glazed window to rear aspect, radiator, textured ceiling.

BEDROOM THREE 10' 0" (3.05m) > 7' 6" (2.29m) x 6' 8" x (2.03m) Double glazed window to front aspect, radiator, textured ceiling, over stairs cupboard.

EXTERIOR Front and rear gardens with rear aspect, backing directly onto allotments, single garage.









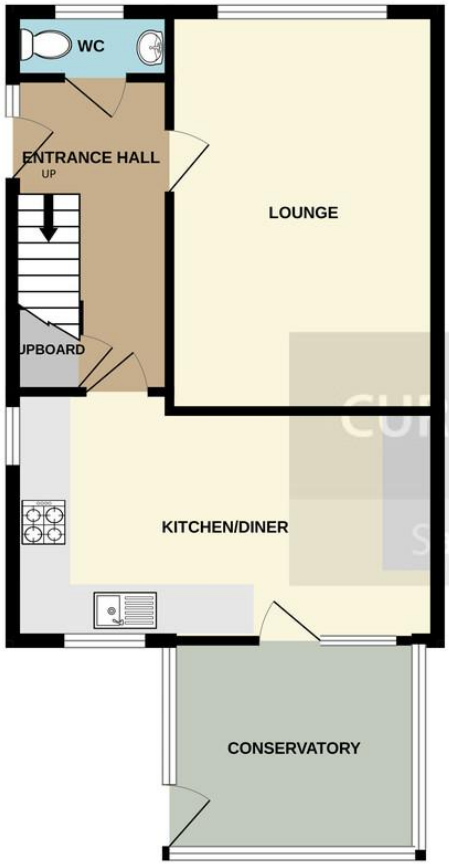




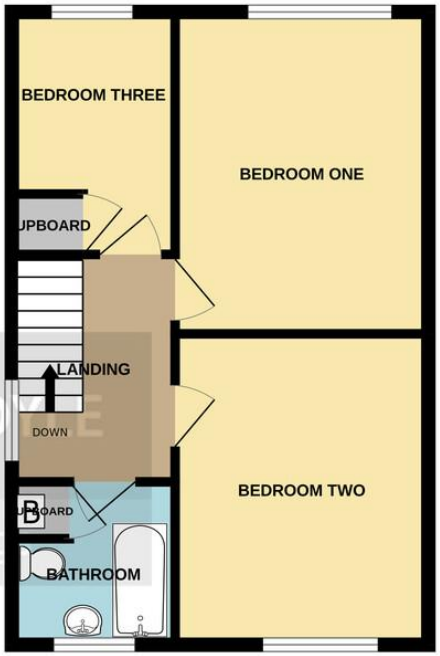


To view this property call Curtis O' Boyle Estate Agents on 01621 855558

GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



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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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