



Dunkirk Road, Burnham-On-Crouch CM0 8LF
£299,995

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located ideally to walk into the high street for the shops, restaurants, yacht clubs and Burnham's beautiful and vibrant riverfront, offering wonderful coastal and rural walks.

This NO ONWARD CHAIN three bedroom room house is a solidly built home offering a generous lounge, open plan to a large kitchen/breakfast room and separate utility room. The first floor offers three good size bedrooms and a bathroom and externally there is a superb 105 ft rear garden. To the front the property has its own drive and garden 22 ft x 14 ft which offers the opportunity to extend your parking if required.

Entrance porch

Double glazed entrance door to the porch that has an electric wall mounted heater, double glazed window to the side and door to the lounge.

Lounge

15'5 x 11'4

This is a good size room with a smooth ceiling and is open to the kitchen/breakfast room. Television point, radiator and a double glazed window to the front, arched alcove and a door to the stairs and first floor landing.

Kitchen/breakfast room

15'5 x 9'5

The kitchen comprises of a smooth ceiling and a range of modern white base units and drawers with complimentary work surfaces over. Gas oven with above extractor and splash back tiling and a double glazed window to the rear, door to the utility room. The breakfast area has plenty of space for a decent size table and chairs, radiator and double glazed double doors leading out into the garden.

Utility room

8'6 x 6'6

A good size room and subject to any consents needed this could be knocked into the kitchen to make a much larger room or if a cloakroom/w/c was needed the door from the kitchen potentially could be blocked and a door from the entrance porch added to do, of course with professional advice. There is a range of matching eye and base units which incorporate and inset stainless steel sink, plumbing for washing machine and space for a tumble dryer, electric wall mounted heater and double glazed window and door to the rear garden.

Landing

Loft access and a double glazed window to the side.

Bedroom one

11'4 x 9'1

All the bedrooms are good sizes and this has built in wardrobes with above cupboards to one wall and also a large single built in cupboard, double glazed window to the front and radiator.

Bedroom two

9'5 x 9'4

Once again a good size double bedroom, single built in cupboard, radiator and a double glazed window to the rear.

Bedroom three

8'4 x 8'4

A good size third bedroom with loft access, radiator and a double glazed window to the front.

Bathroom

Comprising of a panelled bath with sower attachment and screen, pedestal hand wash basin, close coupled w/c, chrome heated towel rail and a double glazed window to the rear.

Rear garden

105

The property has an excellent size south facing rear garden of 105 ft whether to sit out and enjoy, for pets or a keen gardener then this is for you. Commencing with a patio area and a 15 ft x 8 ft shed possible outside work space (requiring some attention) and side path and planting to the main garden, neatly laid to lawn with close board fencing.

Drive and front garden

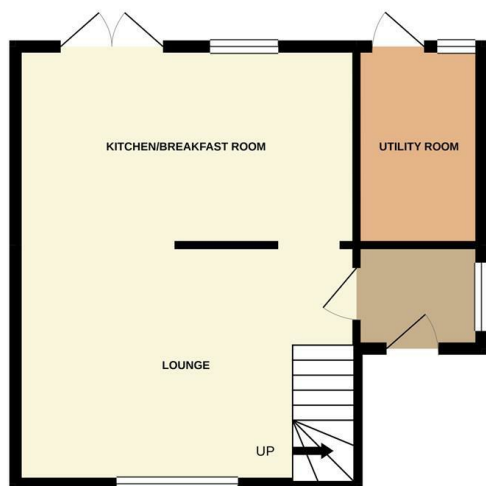
The property has double wrought iron gates to its own driveway and the remaining frontage 14 ft x 22 ft is neatly laid to lawn with a brick boundary front wall. PLEASE NOTE if you require additional parking this of course could be used in addition to the drive.



GROUND FLOOR



1ST FLOOR



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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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