



Station Road, Burnham-On-Crouch CM0 8HF  
£253,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Located ideally for the high street shops, restaurants, yacht clubs and Burnhams country park and river front.

This character timber framed cottage offers all the charm expected from a property circa 1850.

The ground floor offers a good size dining room with original fireplace the lounge also has an open fireplace and leads onto the kitchen, inner hallway and bathroom.

Upstairs there are two good size bedrooms and externally a large cottage style rear garden.

### Entrance/dining room

11'6 x 10'3

Wooden glazed entrance door to the dining room which is a good size offering plenty of space for a family table and chairs. There is an original cast iron fireplace with the original attractive tiles, for an open fire subject to sweeping, with a recess to either side and gas point. Sash window to the front with window seat, radiator and television point.

### Lounge

11'3 x 15'6

The lounge is made all the more cosier by the brick fireplace with a heron bone effect brick design, once again for an open fire and subject to sweeping, to the side there is also a gas point and built in cupboard to one side with shelving. This room has a sash window to the rear, radiator, television point and stairs to the first floor landing.

### Kitchen

9'5 x 6'6

The kitchen comprises of a range of white eye level units, tiled walls, matching base units and drawers with complimentary work surfaces over. Inset sink, inset gas hob with extractor and electric oven below, plumbing for dish washer and washing machine. Wood effect laminate flooring and a double glazed window and door to the side and garden.

### Inner hallway

The inner hallway has a wall mounter boiler for the hot water and heating(not tested) and a window to the side. Door to the bathroom.

### Bathroom

Tiled flooring, part tiled walls and a panelled bath with taps and shower attachment, pedestal hand wash basin, close coupled w/c. Down lighting, chrome

heated towel rail, expel air and a double glazed window to the side.

### Landing

#### Bedroom one

10'3 x 10'3

A good size double room with an original cast iron fireplace and recesses to either side, ideal for free standing bedroom furniture. Exposed wooden flooring, radiator and a double glazed window to the front.

#### Bedroom two

9'5 x 9

Single built in cupboard/wardrobe and a further cupboard above the stairs, radiator, loft access and a window to the rear with stained glass insets.

### Rear garden

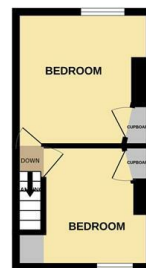
The property has a large rear garden commencing with a path leading to a patio. The main garden is a lovely cottage style with surrounded well stocked borders with a variety of plants, shrubs and flowers. The boundaries are part close board fenced and with the original brick wall which is a lovely feature of the garden, garden shed and a tradesman side gate access.



GROUND FLOOR



1ST FLOOR



While 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 current, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan 2002.

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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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