



Station Road, Burnham-On-Crouch CM0 8BQ  
£245,000

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, country park and railway station linked to London Liverpool Street Station. OFFERED WITH NO ONWARD CHAIN is this two bedroom terraced cottage. PLEASE NOTE this would have originally been three bedrooms with the bathroom on the ground floor.

Now offered with two large double bedrooms and a large first floor bathroom and STAIRS TO AN EXCELLENT SIZE LOFT SPACE WITH VELUX WINDOW. The ground floor, a lounge, dining room and kitchen.

The property will require some updating, so ideal to put your own personal tastes and requirements to, whether to make your own home or as an excellent buy to let opportunity.

### Entrance/lounge

11'1 x 10'3

Wooden entrance door to the lounge which has exposed wooden floorboards, secondary glazed bay window to the front. Generous understairs storage space with light, radiator and television point and a brick open fireplace.

### Inner hallway

Exposed wooden floorboards and stairs to the first floor landing.

### Dining room

11'5 x 11'1

Whether a dining room or sitting room, really down to your requirements. Secondary glazed window to the rear, radiator and exposed wooden floorboards.

### Kitchen

15'7 x 7'4

The kitchen will require replacing but is currently fitted with a range of hand white painted eye level units, matching base units with wooden work tops over. Inset electric hob with above extractor and oven below, twin bowl stainless steel sinks, plumbing for washing machine, window to rear and window and door to the side.

### Landing

#### Bedroom one

11'1 x 10'5

A really good size double room with exposed wooden floorboards, cast iron fireplace and loft access.

Secondary glazed window to the front and door to the stairs leading to the loft space.

#### Bedroom two

11'1 x 8'7

Once again another good size double with exposed wooden floorboards, radiator and a secondary glazed window to the rear.

#### Bathroom

This would have originally been a third bedroom and makes this a generous space. Panelled bath with shower attachment and taps, walk in shower cubicle, airing cupboard and lagged water tank. Sash window to the rear and radiator.

#### Rear garden

The property has a good size garden with a pedestrian right of way to the left hand side (for utilities if needed).

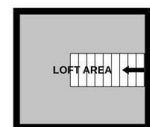
Mainly laid to grass with close board fenced boundaries and a hardstanding to the rear of the garden.



GROUND FLOOR

1ST FLOOR

2ND 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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S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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