



Belvedere Road, Burnham-On-Crouch CM0 8AJ  
£265,000

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 a short stroll from the riverfront and being ideally positioned to enjoy the high street, shops, restaurants, yacht clubs and general amenities, in Burnhams conservation area. PLEASE NOTE THIS PROPERTY IS BEING SOLD WITH A TENANT IN SITU.

This quaint two bedroom character cottage retains many of its original features and offers on the ground floor a generous kitchen/breakfast room, lounge with a large open fireplace.

The first floor offers a large double bedroom and bathroom and stairs from the landing lead to a further second floor bedroom.

Externally the property has its own parking for at least two vehicles and a gorgeous old outbuilding which does require attention but is perfectly useable, with power to one side (see details).

Formally the old bakehouse.

Additionally the cottage has a superb rear garden in excess of 40 ft and as mentioned if you love the sea air and long walks, you are but a small stroll to Burnham's esplanade and river front.

### Entrance porch

Wooden entrance door to a good size porch with door leading to the kitchen/breakfast room.

### Kitchen/breakfast room

16'2 x 9'9

This is a good size room with a range of beech eye level units, matching base units and drawers with marble effect work surfaces over. Inset stainless steel sink, plumbing for washing machine, space for gas/electric cooker and a fridge/freezer and a wall mounted gas boiler (not tested).

Double glazed windows to the front and side, Pine stripped door to the lounge.

### Lounge

14'3 x 14

A good size cosy room with a large open fireplace with a built in cupboard to one side, television point and radiator. Pine stripped door leading to the stairs to the first floor and a double glazed windows to the front and side.

### Landing

Stairs to the second floor.

### Bedroom one

14'4 x 14'2

This being the main room is a particularly good size double with an original cast iron fireplace with a built in cupboard to one side. Double glazed window to the side and radiator.

### Bathroom

Panelled bath with a wall mounted electric shower, pedestal hand wash basin, close coupled w/c, double built in cupboard, radiator and a double glazed window to the front.

### Bedroom

15'8 x 7'5

This bedroom is on the second floor and does have reduced head height to both side with a double glazed window to the side and radiator.

### Parking and outbuilding

The parking is the right of the cottage adjacent to the listed outbuilding, this offers parking for at least two vehicles and storage space to the rear of the outbuilding.

Although the outbuilding requires attention it is useable for storage with one side having power and the original bakers oven/fireplace, the other an ideal log/garden shed.

### Rear garden

The cottage has an excellent size rear which is approached via a picket fence with gate and gravel path with lawn to one side. This then leads to a hedge and wrought iron gate to the main garden.

The main garden is a lovely space neatly laid to lawn with a patio area to the rear corner. The boundaries are close board fenced with one side having mature hedging and there is some surrounding planting.



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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**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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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