



Orchard Road, Burnham-On-Crouch CM0 8JQ  
£195,000

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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### NO ONWARD CHAIN

Discover this circa 1895 two bedroom semi-detached cottage nestled in Burnham-on-Crouch, a charming town renowned for its maritime heritage. Situated in a sought-after part of town, this property offers an opportunity to completely modernise. Convenient train links to London and an array of amenities including shops, restaurants and recreational facilities nearby. This character two bedroom cottage offers a south facing garden and a blank canvas to put your own personal touch too. DUE TO THE NON STANDARD CONSTRUCTION please take advice from your lenders to establish IF they will lend on this property.

### Entrance Porch

Entrance door to front, double glazed window to side and door to w/c and first reception room.

### W/C

Close coupled toilet with obscured double glazed window to front.

### Dining Room

9'8 x 7'7

First of three spacious rooms in this cottage, with double glazed window to the front with openings to lounge and kitchen and a staircase to the first floor.

### Lounge

12 x 11'6

The lounge is spacious as we have stated it is in need of modernisation but the space opens many possibilities of how to transform this living space, it has window to the rear and a doorway into the garden room.

### Garden Room

11'9 x 9'1

Another good sized reception room with bags of light as it opens out on the south facing garden, with double glazed windows to the side and rear, double glazed double doors.

### Kitchen

11'7 x 6'5

Double glazed window to the side and rear, built in cupboard and stainless steel sink, partially glazed door to the rear.

### Bathroom

Obscured double glazed window to the front, bath, basin and tiled walls and floor.

### Landing

Stairs up to bedroom two additional stairs up to bedroom one.

### Bedroom One

11'4 x 11'2

Good sized double bedroom with a double glazed window to the rear, double built in wardrobes.

### Bedroom Two

9'8 x 7'4

Another double bedroom with a double glazed window to the side.

### Rear garden

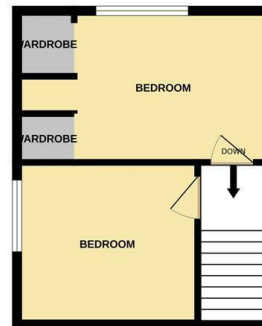
South facing rear garden with a small patio area.



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. Made with MemoPro 12/2014

**Consumer Protection from Unfair Trading Regulations 2008.**

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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <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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