



Lilian Road, Burnham-On-Crouch CM0 8DT
£240,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

ARE YOU LOOKING FOR A PROJECT AND A CHANCE TO MODERNISE AND DESIGN A PROPERTY TO YOUR OWN REQUIREMENTS. THIS COULD BE A CHANCE TO GET YOUR FIRST STEP ON THE PROPERTY LADDER, A BUY TO LET OR YOUR FAMILY HOME. OFFERED WITH NO ONWARD CHAIN.

A three bedroom character cottage offering bags of scope to improve and the option if you only need two bedrooms, to move the bathroom upstairs. Currently the property offers a lounge, dining room, kitchen, bathroom and separate w/c and a first floor with three good size bedrooms. Externally a good size rear garden and to the front, part on off road parking for one vehicle.

Entrance and lounge

13'8 x 10'9
Entrance door leading into the lounge, double glazed bay window to the front. Original tiled surround fireplace with an open fire and television point.

Inner hallway

Inner hallway with stairs to the first floor landing.

Dining room

11'2 x 10'7
A good size room adjacent to the kitchen with a double glazed window to the rear. Original tiled surround fireplace with open fire and an understairs storage cupboard.

Bathroom

Panelled bath, pedestal hand wash basin, and a window to the rear.

Separate w/c

Close coupled w/c, wall mounted boiler for hot water only and a double glazed window to the side.

Landing

Bedroom one

12'2 x 10'7
An excellent size room with a double glazed window to the front and a built in wardrobe/cupboard.

Bedroom two

11'8 x 7'4
Another good size double room with a built in wardrobe/cupboard and a double glazed window to the rear.

Bedroom three

10'1 x 6'6
A really good size third room, potential to put the bathroom here if you only require two bedrooms. Double glazed window to the side.

Rear garden

A good size garden with a pedestrian/utility access to the rear. Commencing with a patio and path to the main garden which has some planted borders and close board fenced boundaries.



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) 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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