



Western Road, Burnham-On-Crouch CM0 8JE
Offers in excess of £250,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Situated in a great location offering easy access to the high street, shops, restaurants, and yacht clubs. Just a stone's throw away from the Burnham playing field, river front, country park and the railway station linked to London Liverpool Street and general amenities are all easily accessible.

This charming character cottage would make a lovely home, an equally good buy to let or even Airbnb. The ground floor offers a cosy lounge and a good size kitchen/dining room, side lobby and ground floor bathroom. The first floor has two good size double bedrooms and externally the cottage has a generous rear garden.

Entrance and lounge.

13'5 into bay x 10'7

Double glazed entrance door and side screen window leading into a cosy lounge, which has a fireplace and surround with electric flame effect fire. Plenty of light in this room from the double glazed walk in bay window to the front, radiator and tv point and wood effect laminate flooring.

Inner hallway

Stairs to the first floor.

Kitchen/dining room

10'9 x 10'4

The kitchen has a range of modern wood grain effect eye level units with back tiling, matching base units, drawers and complimentary work surfaces over. Inset one and a half white enamel sink, inset gas hob with above extractor and built in oven below, space for fridge/freezer and plumbing for washing machine. Wood effect laminate flooring runs throughout the room, radiator and space for a breakfast/dining table, understairs storage cupboard and a double glazed window to the rear.

Side lobby

Tiled flooring and a double glazed door to the side, door to the bathroom.

Bathroom

Nicely fitted with a panelled bath center taps above shower and screen, hand wash basin with vanity cupboards below, close coupled w/c. Tiled flooring and part tiled walls, built in cupboard with wall mounted boiler (not tested) double glazed window to the rear. and radiator.

Bedroom one

11'1 x 10'5

Both bedrooms are good size double rooms, built in wardrobe/cupboard, double glazed window to the rear and radiator.

Bedroom two

11'5 x 9'3

Once again a double bedroom with loft access, double built in wardrobe/cupboard, radiator and a double glazed window to the front.

Rear garden

The cottage has a generous and nicely laid out garden, commencing with a patio/bbq area extending to a path to the side door. Laid to lawn with planted borders and planter, close boarded fenced boundaries and a side gate for pedestrian/utility access.



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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