



Station Road, Burnham-On-Crouch CM0 8HJ  
£215,000

To view this property call  
01621 734300

**SJ WARREN**  
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## The accommodation comprises

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Situated in a prominent position which is ideal for the high street shops, yacht clubs, restaurants and Burnhams picturesque river front, marina and country park.

Offered with NO ONWARD CHAIN this eye appealing two bedroom mid terraced cottage offers its new owners, potential to modernise and design to their own taste.

The ground floor has a spacious lounge/dining area, open plan to a galley style kitchen, double glazed conservatory and bathroom.

The first floor offers two double bedroom. Externally PLEASE NOTE there is an enclosed courtyard offering enough space to sit out.

A big bonus to this property is having its own drive to the front, especially with parking been at some a premium in the town. There is enough space for 2/3 vehicles.

### **Entrance and lounge/diner**

20'3 x 11'8

Double glazed entrance door and double glazed window to the front, opening into a large lounge/dining area. Marble fireplace/surround with a gas coal effect flame fire, tv point and vinyl tiled flooring, built in cupboard and shelving.

### **Kitchen**

11'8 x 6'6

A galley style kitchen with a range of eye level units, matching base units, drawers and 3/4 length cupboards to one wall. Inset sink, space for oven and fridge/freezer and a double glazed sliding door to the conservatory.

### **Conservatory**

12'4 x 10'9

Double glazed with tiled flooring.

### **Inner hallway**

Cupboard and door to the bathroom.

### **Bathroom**

Sunken bath, hand wash basin, close coupled w/c and part tiled walls.

### **Bedroom one**

11'5 x 10'5

A good size double room with built in double

wardrobe/cupboard and a double glazed sash window to the front.

### **Bedroom two**

8'7 x 7'6

Built in cupboards to one wall and a double glazed window to the rear.

### **Courtyard**

PLEASE NOTE there is no garden only a small courtyard which offers enough space to sit out and enjoy.

### **Own drive to the front.**

Parking like so many areas really is a premium in Burnham and a big bonus to the cottage is having its own drive to the front via wrought iron gates, for 2/3 cars.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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