



Falklands Road, Burnham-On-Crouch CM0 8SN  
Offers in excess of £250,000

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01621 734300

**SJ WARREN**  
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## The accommodation comprises

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Ideally located for the shops, doctors surgery, railway station and restaurants and just a short stroll to Burnhams country park and beautiful river front. This two bedroom semi detached house is being offered with NO ONWARD CHAIN and has a good size lounge and kitchen/breakfast room, two double bedrooms and bathroom. Externally there is a pleasant rear garden and to the front allocated parking, plus the benefit of a generous frontage laid to lawn. PLEASE NOTE THIS could be altered to offer additional parking which could of course be big bonus to the property.

### Storm Porch

#### Entrance hallway

Double glazed entrance door to the hallway which has a generous under stair storage cupboard.

#### Lounge

12'6 x 12'7

The lounge is nice and bright with bags of natural light from the two double glazed windows to the front and further double glazed window to the side. Stairs to the first floor, television point and radiator.

#### Kitchen/breakfast room

12'7 x 8'9

The kitchen is fitted with a range of modern light oak eye level units with back tiling, matching base unit and drawers with complimentary work surfaces over. Inset electric hob with above extractor and built in oven below, plumbing for washing machine and space for fridge/freezer and inset stainless steel sink. Double glazed window to the front, double glazed window and door to the rear garden and radiator.

#### Landing

Double glazed window to the front and radiator.

#### Bedroom one

12'7 x 9

Both the bedrooms are doubles and this room has the benefit of two double fitted wardrobes with fitted dressing table in between, again nice and bright from the double glazed windows to both the front and rear and radiator.

#### Bedroom two

12'7 x 8'4

Another good size double room and once again nice and bright from double glazed windows to the front and side and radiator.

#### Bathroom

The bathroom has a paneled bath with above electric shower and screen, pedestal hand wash basin and close coupled w/c. There is a good size built in cupboard, white heated towel rail and a loft access, part tiled walls and expel air.

#### Rear garden

The property has a manageable size rear garden commencing with a slab patio area and outside tap and brick built bbq. The main garden is laid to lawn and has part close board fenced and brick wall boundaries, gate to the front.

#### Front garden

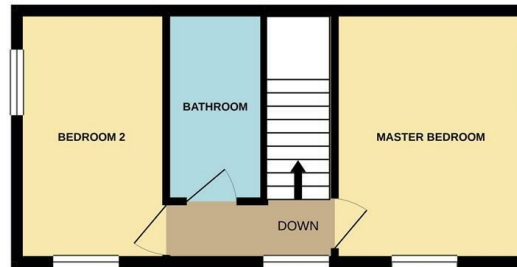
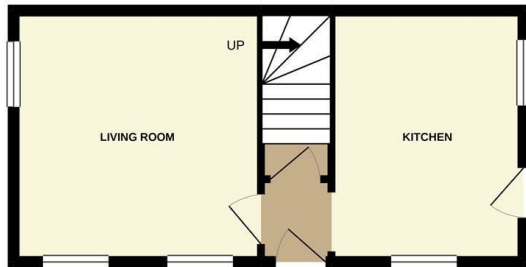
The garden to the front is laid to lawn with some planting and extends to a good size lawn one side PLEASE NOTE this backs the allocated parking space and therefore could if altered offer additional parking for the property.

#### Allocated parking



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.  
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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>		
(21-38) <b>F</b>		
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