



Arcadia Road, Burnham-On-Crouch CM0 8EF
Offers in excess of £265,000

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01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located within easy access of Burnhams wonderful river front the high street shops, restaurants and railway station linked to London Liverpool Street Station.

This three bedroom semi detached is an ideal house for someone wishing to fit and decorate to their own standards and is offered with no onward chain. The property has a good size lounge, conservatory, kitchen and cloakroom/w/c and shower room. Externally a good size rear garden and to the front its own drive and garage.

Entrance hallway

Double glazed entrance door to the hallway, radiator and stairs to the first floor landing.

Cloakroom/w/c

Comprising of a close coupled w/c and hand wash basin with vanity cupboard below, double glazed window to the front.

Kitchen

10'5 x 9'2

The kitchen has a range of beech effect eye units with back tiling, matching base units with work surfaces over and an integral dish washer, plumbing for washing machine and space for fridge/freezer. Larder/cupboard, tiled flooring and a double glazed window to the front.

Lounge

17'4 x 11'7

A good size lounge with television point, corner electric pebble flame fire, radiator and an under stair storage cupboard. Double glazed patio doors to the conservatory.

Landing

Loft access.

Bedroom one

11'3 x 10'5

All the bedrooms are good sizes, wood effect laminate flooring, radiator and built in wardrobes to one wall and a double glazed window to the front.

Bedroom two

11'3 x 10'10

Another double room with wardrobes and drawers to one wall, radiator and double glazed window to the rear.

Bedroom three

8'8 x 6'8

Wood laminate effect flooring, double glazed window to the rear and radiator.

Shower room

Part tile with walk in shower cubicle, pedestal hand wash basin, close coupled w/c, white heated towel rail and a double glazed window to the side.

Rear garden

The garden is a good size mainly laid to lawn with a mature palm tree, close board fencing, two decked patio areas, outside tap and a courtesy door to the garage.

Drive and garage

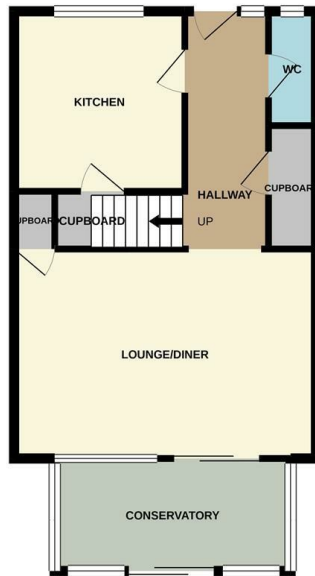
the property has a small lawn to the front and to the side its own drive to garage which has an up and over door.



GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 997 sq.ft. (92.7 sq.m.) approx.
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 Metrage 10/2009

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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		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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