



Witney Road, Burnham-On-Crouch CM0 8JS
Offers in the region of £350,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

An extremely rare opportunity to purchase a beautiful end of terraced cottage in Witney Road, these superb character cottages are the pride of Burnham and are regularly painted by local and visiting artists.

Firstly the location is a huge benefit offering a short stroll to the river front, shops, restaurants and yacht clubs, so ideal to enjoy everything Burnham has to offer.

From first appearance the cottage is incredibly deceptive and offers its new owners a lovely cosy lounge and a generous dining room, a large and well thought out kitchen and garden room/conservatory to the side.

The first floor offers to very generous double bedrooms and a third single room along with a good size shower room. Externally the property has a courtyard and in between rear access to the these four cottages in the terrace only leading to its own West facing garden. PLEASE NOTE the property also has its own private parking space which here and in Burnham in general is a huge addition to the cottage.

Entrance and lounge

16'4 x 9'4

This being the front entrance but you do have the option also of using the side path coming in from the garden room into the kitchen, really down to personal preference.

Wooden door with six glazed panels to the lounge which is a lovely bright and airy room full of the charm and character as one would expect from such a gorgeous cottage. White fireplace surround with a cast iron wood burner to enjoy on those cold winter evenings, to one side fitted shelving with cupboard below and the opposite side also has fitted cupboards, radiator with a decorative cover, television point and a walk in bay window to the front.

Dining room

13'7 x 9'4

Another well presented and generous size room with ample space for a good size family table and chairs and again with a cast iron fireplace, tiled hearth and surround which can be used for an open fire and has built in shelving and cupboard below to one side and cupboards to the opposite side. Quality engineered oak flooring, radiator, sash window to the rear and under stair storage cupboards, stairs to the first floor.

Kitchen

18'7 x 8'7

Once again and as with all the rooms this a spacious and well thought out room with tiled flooring and under floor heating and a mix of modern cream and duck egg blue eye and base units with a combination of solid oak and solid granite work tops. Butler style sink, plumbing for washing machine and dish washer, space for a fridge/freezer, PLEASE NOTE there is currently in place a Britannia range with six gas burners plus chefs top and three electric ovens and grill, above extractor (THIS CAN BE PURCHASED UNDER SEPERARE NEGOTIATION) along with a very tasteful dresser unit that fits and suits the kitchen. Concealed combination boiler for hot water and heating, two radiators and a window to the rear and double glazed window to the side, door to the garden room/conservatory.

Garden room/conservatory

7'7 x 4'2

Double glazed and backing the courtyard with tiled flooring and radiator.

Landing

The landing has loft access, radiator and double glazed window to the side.

Master bedroom

16'2 x 9'5

This is a truly excellent size room, bright and airy with a sash window to the front and double glazed sash window to the side. Pine surround with cast iron fireplace, single built in cupboard/wardrobe and radiator.

Bedroom two

Another generous double room with single built in cupboard/wardrobe, exposed wood floor boards, radiator and a double glazed window to the rear.

Bedroom three

8'9 x 6'2

A single bedroom with built in cupboard/wardrobe, double glazed window to the side and radiator.

Shower room

Personal preference but this room has had the bath removed (could be reinstated) and has a double walk in shower cubicle, pedestal hand wash basin and w/c with high flush. Radiator incorporating chrome towel

rail, shaver point, expel air and dual double glazed sash windows to the side.

Courtyard

To the rear of the property there is a quaint courtyard laid out patio with outside tap and power points and a handy brick outhouse, ideal storage or for bikes etc. PLEASE NOTE to the rear of the courtyard is a gate to a pedestrian access used only for the four cottages in this terrace which then leads on to the cottages garden. and a further gate into witney road.

Rear garden

The garden is west facing so great for those warm summer days and is neatly laid to lawn with surrounding planted borders. To one corner there is a summer house with a patio seating area to the side and the garden boundaries are close board fenced.

Parking

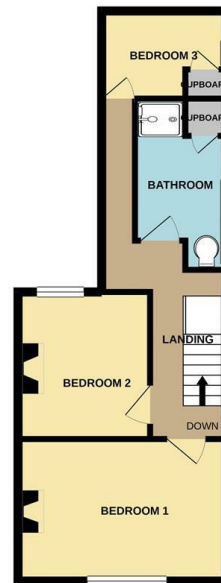
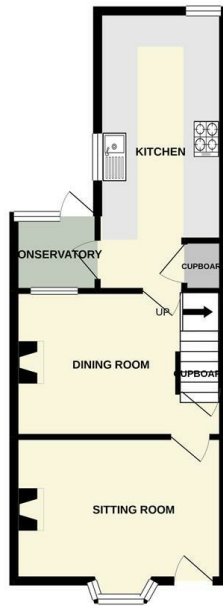
Very few cottages in Burnham have parking so to have its own private space is a major bonus.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, weights and by other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and materials shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaphor ©2009

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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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