



Lilian Road, Burnham-On-Crouch CM0 8DT  
£225,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Ideal for the train station, river front, shops and high street is this extremely well presented two bedroom cottage.

The property has been freshly redecorated throughout and offers a lounge/dining area in excess of 24 ft, kitchen, a modern fitted bathroom and two good size bedrooms one of which has a vaulted ceiling bedroom two has was previously vaulted and can easily be reinstated and also has a hand wash basin.

Externally there is a good size West facing garden to enjoy those hot summers days and a small garden to the front. NO ONWARD CHAIN

### Entrance porch

Double glazed entrance door to the porch with second six pain glazed door with stained glass leaf motifs to the lounge and dining area.

### Lounge/dining area

28'3 x 10'7

A superb size room split into a generous lounge and dining area, the lounge has a white beamed ceiling and quality oak wood effect laminate flooring running through both rooms. As mentioned all the rooms are freshly decorated and there are quality fitted light which will remain, the room has been made all the more cosy by the addition of an inset cast iron log burner in the fireplace which also has a n hardwood mantle above. To the front is a walk in bay window which has double glazed sash style windows, television point, radiator and a utility/cloak cupboard. The dining area has smooth plastered ceiling and a continuation of the oak effect wood laminate flooring, matching light fitting and has ample space for a god size table and chairs, there is a further radiator and stairs to the first floor.

### Kitchen

10'9 x 6'7

The kitchen has bags of natural light from the large velux style ceiling window and a range of white eye level units with back tiling, matching base units and drawers with wood effect work surfaces over. Inset stainless steel sink, inset gas hob and a built in double electric oven, fridge, freezer, dish washer and washing machine all to remain, radiator and walk in cupboard also housing the boiler(not tested).

### Side lobby

Stable door to the side and garden, door to the bathroom.

### Bathroom

The bathroom has been very nicely fitted with a quality suite comprising of a free standing bath, walk in shower cubicle, pedestal hand wash basin and close coupled w/c . Part ceramic tiled walls, double glazed window to the rear and expel air.

### Landing

There is a nice feature with a leadlight window above the landing and a above chandelier style light, loft access.

### Bedroom one

11'9 x 10'7

A lovely double bedroom with a part vaulted ceiling and exposed brick work to an open fireplace and chimney breast, radiator and a double glazed sash style window to the front and quality light fittings.

### Bedroom two

12'9 x 7'8

Please note this bedroom also had a vaulted ceiling so this feature could easily be reinstated, again a lovely size second room with light fittings and the addition of a fitted sink with double vanity cupboard below, two double glazed sash style windows to the rear and radiator.

### Rear garden West facing

The property has a generous West facing garden commencing with a patio outside tap and pedestrian /utility access leading to an arch with planting ether side which continues to a second and substantial patio/entertaining area to enjoy on those hot summer days. There are two power sockets close board fencing an outside electric lighting.

### Frontage

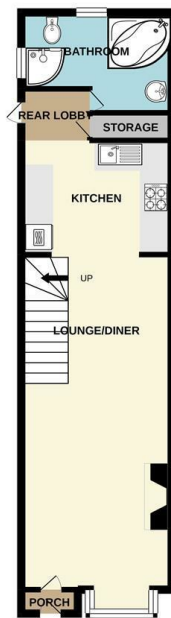
the frontage is laid to paving with wrought iron fence to one side and a n established hedge to the other.



GROUND FLOOR  
448 sq ft (41.6 sq m) approx.



1ST FLOOR  
265 sq ft (24.6 sq m) approx.



TOTAL FLOOR AREA: 713 sq ft (66.3 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The furniture, fixtures and appliances shown have not been selected and no guarantee as to their quality or efficiency can be given.  
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#### 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
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>		
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