



Spinnakers Way, Burnham-On-Crouch CM0 8FQ  
£141,750

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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THIS PROPERTY IS A 45% SHARED OWNERSHIP.  
FULL 100% SHARE VALUE £315,000

Situated on the Grangewood Park Development which is on the fringes of Burnham On Crouch, but still offers easy access into the town.

The high street offers an excellent selection of shops, restaurants and yacht clubs and for your commuting needs, a rail link to London Liverpool Street Station.

The surrounding area has wonderful countryside and coastal paths to enjoy, along with the river with its renowned sailing and water sports.

This well presented two bedroom semi detached house offers on the ground floor, a spacious lounge, modern kitchen facing the greensward and a cloakroom/w/c.

The first floor has two excellent size double rooms (PLEASE NOTE) one of the bedrooms has a walk in wardrobe/dressing area which could be a potential en-suite as in similar properties on the development and a family bathroom.

Externally the property has a South facing rear garden to enjoy those hot summers days. To the side of the house its own driveway and carport

### **Storm porch**

Storm porch to the entrance door.

### **Entrance hall**

Double glazed entrance door to the hallway which has beige wood effect laminate flooring, radiator and stairs to the first floor landing.

### **Cloakroom**

Tiled flooring, pedestal hand wash basin with splash back tiles, close coupled w/c, expel air, radiator and a double glazed window to the side.

### **Kitchen**

11'6" x 7'4"

All the rooms throughout the property are in lovely order and the kitchen has a nice outlook onto the greensward. Tiled flooring and a range of modern white fronted eye level units, matching base units and drawers with complimentary work surfaces over. Integrated fridge/freezer and washing machine, inset gas stainless steel hob with stainless steel extractor above and built in single oven. stainless steel sink and a concealed wall mounted combi boiler. down lighting and double glazed window to the front.

### **Lounge/Dining**

15'8" x 13'8"

A spacious room backing the South facing garden, wood effect beige laminate flooring continuing from the hallway. Television point, large understairs storage cupboard, two radiators and a double glazed window and door to the rear.

### **Landing**

Double glazed window to the side and loft access.

### **Bedroom one**

13'5" x 11'1"

Both bedrooms are great size double rooms, bright and airy and this room offers ample space for free standing or fitted wardrobes. Double glazed window to the rear, television point and radiator.

### **Bedroom two**

10'17 x 10'49

PLEASE NOTE as mentioned this room has a walk in wardrobe/dressing area which could be made into a potential en-suite, similar to others on this development. Television point, radiator and a double glazed window to the front overlooking the greensward.

### **Bathroom**

Fully tiled walls surrounding bath area, down lighting, bath with fitted shower and screen, close coupled w/c and a pedestal hand wash basin. Chrome heated towel rail, down lighting and expel air.

### **Garden**

If you enjoy your sun then this private south facing rear garden, should hit the spot. Commencing with a patio area and side gate to the drive and front. Neatly laid to lawn with close board fence boundaries, outside tap and external light

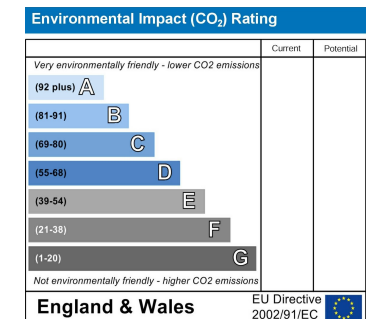
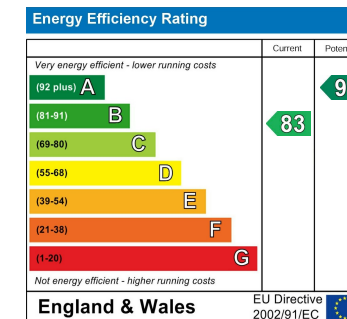
### **Carport/Driveway**

Unlike many on the development this property has the bonus of its own driveway/carport to the side of the house that is not shared



#### 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.



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