

Belvedere Road, Burnham-On-Crouch CM0 8AJ

Offers in excess of £250,000

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Located in Burnhams Conservation area, a short stroll from the riverfront and being ideally positioned to enjoy the high street, shops, restaurants, yacht clubs and general amenities. VACANT WITH NO ONWARD CHAIN.
This quaint two bedroom character cottage retains many of its original features and offers on the ground floor a generous kitchen/breakfast room, lounge with a large open fireplace.
The first floor offers a large double bedroom and bathroom and stairs from the landing lead to a further second floor bedroom.
Externally the property has its own parking for at least two vehicles and a gorgeous old outbuilding which does require attention but is perfectly useable, with power to one side (see details). Formally the old bakehouse.
Additionally the cottage has a superb rear garden in excess of 40 ft and as mentioned if you love the sea air and long walks, you are but a small stroll to Burnham's esplanade and river front.

Entrance porch
Wooden entrance door to a good size porch with door leading to the kitchen/breakfast room.

Kitchen/breakfast room
16'2 x 9'9
This is a good size room with a range of beech eye level units, matching base units and drawers with marble effect work surfaces over. Inset stainless steel sink, plumbing for washing machine, space for gas/electric cooker and a fridge/freezer and a wall mounted gas boiler (not tested).
Double glazed windows to the front and side, Pine stripped door to the lounge.

Lounge
14'3 x 14
A good size cosy room with a large open fireplace with a built in cupboard to one side, television point and radiator. Pine stripped door leading to the stairs to the first floor and a double glazed windows to the front and side.

Landing
Stairs to the second floor.

Bedroom one
14'4 x 14'2
This being the main room is a particularly good size double with an original cast iron fireplace with a built in cupboard to one side. Double glazed window to the side and radiator.

Bathroom
Panelled bath with a wall mounted electric shower, pedestal hand wash basin, close coupled w/c, double built in cupboard, radiator and a double glazed window to the front.

Bedroom
15'8 x 7'5
This bedroom is on the second floor and does have reduced head height to both side with a double glazed window to the side and radiator.

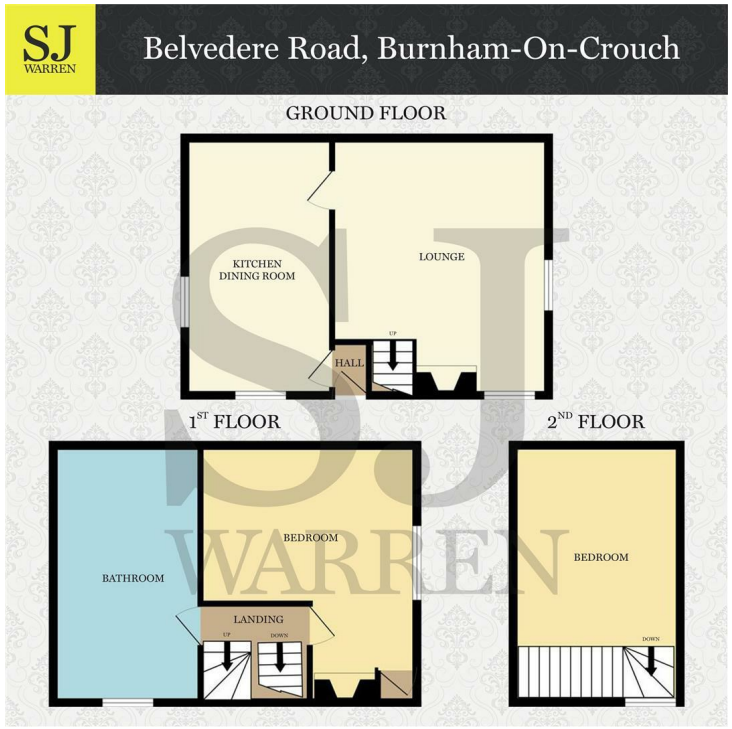
Parking and outbuilding
The parking is the right of the cottage adjacent to the listed outbuilding, this offers parking for at least two vehicles and storage space to the rear of the outbuilding.
Although the outbuilding requires attention it is useable for storage with one side having power and the original bakers oven/fireplace, the other an ideal log/garden shed. PLEASE NOTE IF MODERNISED THESE WOULD MAKE AN IDEAL OFFICE, CRAFT OR WORK SHOP.

Rear garden
The cottage has an excellent size rear which is approached via a picket fence with gate and gravel path with lawn to one side .This then leads to a hedge and wrought iron gate to the main garden.
The main garden is a lovely space neatly laid to lawn with a patio area to the rear corner. The boundaries are close board fenced with one side having mature hedging and there is some surrounding planting.



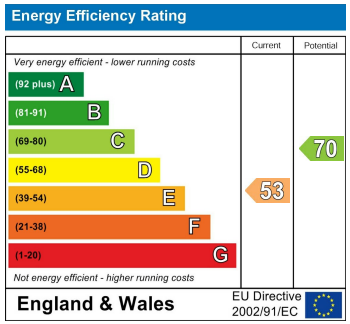


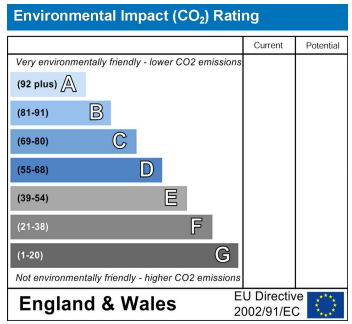




Consumer Protection from Unfair Trading Regulations 2008.

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.





The Property Ombudsman

Referals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish.
Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

Belvedere Road, Burnham-On-Crouch CM0 8AJ

Offers in excess of £250,000

To view this property call

01621 734300

SJ WARREN
www.sjwarren.co.uk











