



High Street, Burnham-On-Crouch CM0 8AA
£245,000

To view this property call
01621 734300

SJ WARREN
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The accommodation comprises

Located in a prime position quite literally a stones throw to the riverfront and Burnhams vibrant high street. Offering an array of shops, restaurants, yacht clubs and general amenities.

This two bedroom detached chalet is an excellent size.

Modern fitted kitchen/diner, large lounge, bathroom and a rear garden. PLEASE NOTE this previously had plans passed to extend which have since expired.

Entrance porch

Entrance door to the porch

Lounge

16'1 x 12'4

This is a very spacious room with a bay window to the front, wall mounted air conditioning for hot and cold air, television point and stairs to the first floor

Kitchen/Dining room

12'8 x 10'7

Another excellent size room with space for a table and chairs. The kitchen is fitted with a range of modern white high gloss eye level units, matching base units and drawers with work surfaces over. Inset white sink, electric hob with above extractor built in stainless steel oven and microwave, plumbing for washing machine and dishwasher, space for fridge/freezer, window to the rear.

Bathroom

Wood effect flooring, walk in double shower cubicle, close coupled w/c, hand wash basin with double vanity cupboards below. Chrome heated towel rail, down lighting, expel air and window to the rear.

Bedroom one

15'1 x 12'5

PLEASE NOTE both bedrooms have reduced head height to either side so the measurements are floor measurements only. The reduced head height adds to the character of the property with a two velux ceiling, windows and window to the rear.

Bedroom two

14'2 x 7'8

Again floor measurement only with reduced head height to either side, window to the front.

Rear garden

There is a picket fence and gate separating this from the main residence and the rear garden is walled and laid to low maintenance patio and is a very reasonable size.

PLEASE NOTE plans had been passed previously to extend the property to the rear, which have now expired.



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) 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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