



Crouch Road, Burnham-On-Crouch CM0 8DX
£269,995

To view this property call
01621 734300

SJ WARREN
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The accommodation comprises

Conveniently located for the high street, shops, restaurants, yacht clubs, river front, country park and the railway station linked to London Liverpool Street.

A charming picturesque cottage offered in lovely order throughout, whilst retaining much of its character and features.

This two bedroom property has the added bonus of a loft space/room with ladder stairs and could be used (stpc).

The ground floor has a cosy lounge, inner hallway to a nicely presented fitted bathroom and a modern fitted kitchen/breakfast room.

The first floor offers two double bedrooms and as mentioned a ladder/stairs to the loft room.

Externally a good size rear garden with patio and set out with low maintenance in mind. To the front the cottage also benefits from a parking space for a small vehicle.

Entrance porch

Double glazed entrance door to the porch, wood effect laminate flooring.

Lounge

The wood effect laminate flooring flows throughout the ground floor with exception to the bathroom, double glazed window to the front with fitted blind and television point. Understairs storage cupboard, radiator and stairs to the first floor.

Inner hallway

Bathroom

The bathroom has been fitted to a very good standard with a panelled bath and above fitted shower rain and hand held showers and screen, close coupled w/c and hand wash basin with vanity cupboards below. Majority tiled walls, tiled flooring, expel air and heated towel rail.

Kitchen/diner

15'1 x 9'9

This is a generous size room with a range of modern white high gloss eye level units with back tiling, matching base units and drawers with wood effect work surfaces over. Space for electric oven and above extractor, plumbing for washing machine and dish washer, space for fridge/freezer, inset one and a half stainless steel sink. Space for a dining table and double glazed door and side screen windows to the rear.

Bedroom one

10'9 x 9'2

Both bedrooms are good size double rooms and this room has triple louvred fronted wardrobes to one wall, radiator and a double glazed window to the rear.

Bedroom two

12'1 x 9'1

Another good size double room with to one corner the ladder/stairs to the loft room. Double glazed window to the front and radiator.

Loft space/room

floor measurement 10'7 x 9

This is a good size space with a velux window to the rear with part reduced head height to both sides.

This potentially could make a ply/hobby room or office (stpc)

Rear garden

The property has a good size rear garden commencing with a patio area, the remaining garden has been set out for low maintenance with a laid to slate border. The boundaries are part brick wall and close board fenced and there is a garden shed to the rear.

Parking /frontage

The property has a block Pavia frontage offering parking for one small vehicle.



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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