


Park Road, Burnham on crouch CM0 8ES

**Offers in the region of £275,000**

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

# The accommodation comprises

CASH PROCEEDABLE BUYERS ONLY.
PURCHASERS WITH KNOWLEDGE AND EXPERIENCE OF STRUCTUAL ISSUES AND WANTING A PROPERTY TO REMODEL, POTENTIALLY EXTEND AND ENHANCE THE ACCOMADATION. SUBJECT TO THE APPROPIATE STRUCTUAL ADVICE AND ANY PLANNING CONSENTS REQUIRED.

A SUPERB OPPORTUNITY TO obtain a detached 3/4 bedroom property situated in a sought-after road, occupying an excellent plot.
Offering outstanding potential to create an excellent family home.

**Entrance Hallway**

**Lounge**
15'8 x 13'4

**Kitchen**
12'1 x 10'4

**Bathroom**

**Bedroom ground floor**
14'6 x 12'1

**Bedroom ground floor**
11'9 x 11'8

**First floor bedroom**
12'7 x 10'2

**First floor interconnecting bedroom**
12'9 x 5'5

**Rear garden**
62 ft x 51 ft

**Driveway**
62 ft x 17 ft plus

**Front garden**
32 ft x 19 ft

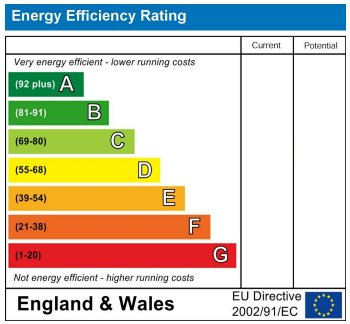


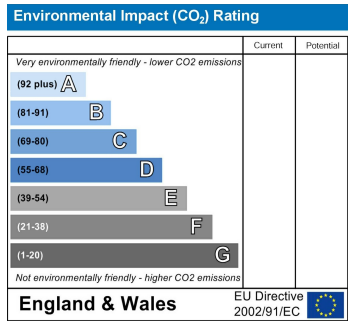




**Consumer Protection from Unfair Trading Regulations 2008.**

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.

Park Road, Burnham on crouch CM0 8ES

**Offers in the region of £275,000**

To view this property call

01621 734300

SJ WARREN
www.sjwarren.co.uk







