



Orchard Road, Burnham-On-Crouch CM0 8LD
Guide price £240,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Situated in an ideal position to walk into the high street shops, restaurants, yacht clubs and Burnhams riverfront, with all other amenities close by.

GUIDE PRICE £240,000- £265,000.

IF YOU ARE LOOKING FOR A PROPERTY TO MODERNISE TO YOUR OWN STANDARD AND REQUIREMENTS, THEN PLEASE BOOK AN APPOINTMENT FOR THE OPEN DAY.

This solidly constructed semi detached house offers a generous lounge/dining area, kitchen, two large double first floor bedrooms and bathroom. Externally an excellent size rear garden in excess of 80 ft and to the front a driveway that requires surfacing and a large front garden 35 ft x 24 ft.

Entrance porch

Entrance door to the porch which has a cloaks hanging area and door to the lounge/dining room.

Lounge/dining room

20'4 x 13'2 reduc in dining area to 8'4

This is a good size room with fireplace and gas flame fire, tv point, double glazed window to the front. The dining area has window to the rear and plenty of space for a table and chairs.

Kitchen

11'2 x 7'9

The kitchen has some white eye and base units, stainless steel sink, plumbing for washing machine, space for an electric oven and fridge/freezer. Window and door to the side, window to the rear and a sliding door to the pantry.

Landing

Window to the side and loft access.

Bedroom one

13'8 x 8'7 plus door recess

Built in cupboard above the stairs and a double glazed window to the front.

Bedroom two

11'2 x 9'6

Built in cupboard with copper water tank and shelving, double glazed window to the rear.

Bathroom

Panelled bath, pedestal hand wash basin, close coupled w/c and a double glazed window to the rear.

Rear garden

in excess of 80 ft

An excellent size garden, great if you enjoy your outside space, gardening or have pets. Laid partly to lawn with vegetable/fruit patches, garden shed and side access to the front.

Frontage and unfinished driveway.

PLEASE NOTE the driveway which runs from the front and down the side of the property is only part laid with some hardcore, this when finished would park multiple vehicles and could give vehicle access to the rear garden.

The frontage is a good size 35 ft x 24 ft and could offer the potential for a lot more parking, storage space for a caravan/camper or similar.



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 | |



Referrals

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.

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