



Station Road, Burnham On Crouch CM0 8HQ  
£359,995

To view this property call  
01621 734300

**SJ WARREN**  
www.sjwarren.co.uk

## The accommodation comprises

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ARE YOU LOOKING FOR A GREAT INVESTMENT OPPORTUNITY, OR TO RUN A BUSINESS WITH A MAISONETTE ABOVE, WITH A LONG TERM TENANT.

The shop currently runs as a well known and successful business and offers a reception on entrance, a large inner hallway with two treatment rooms, kitchen/rest area and a disabled access w/c. Please note the rooms of course could be reconfigured, to suit your own business needs.

The maisonette has its own rear entrance and stairs to two floors, offering very deceptive accommodation

The first floor has a generous landing, spacious kitchen with dining area and a balcony to the rear and a large lounge.

The second floor has two excellent double bedrooms, one of which has great roof top views and partial views of the river and a family bathroom. Externally it offers an excellent 48 ft rear garden and to the front one parking space.

PLEASE NOTE as we have mentioned the property does come with a long term tenant in the maisonette.

The property is being sold as one, freehold.

### Entrance /reception

14'3 x 6'5

The main entrance door leads into a good size reception room with a picture shop window to the front. PLEASE NOTE all the areas within the shop are totally versatile, meaning you could easily reconfigure to suit your own business.

### Large inner hallway

in excess of 20 ft

### Treatment room one

12'8 x 9'4

Wood effect laminate flooring, double glazed window to the side, radiator and two light windows to the reception area.

### Kitchen/rest area

7'3 x 5'7

Tiled flooring, eye and fitted base units with work surface over, inset stainless steel sink.

### Disabled access w/c

W/c, hand wash basin and expel air.

### Treatment room two

10'2 x 7'7

Tiled flooring, double glazed window to the side, radiator, hand wash basin with cupboard below and fire door to the rear.

### Two bedroom maisonette.

#### Entrance door and stairs to 1st floor landing.

Own entrance door to the first floor landing. The landing is a good size with an under stair cupboard, radiator and stairs to the second floor landing.

#### Kitchen/dining room

11'1 x 9'3

All the rooms are good sizes and this offers in the kitchen a range of eye, base and drawers with work surfaces over. Plumbing for a washing machine, space for fridge/freezer, space for an electric oven, stainless steel sink and two built in storage cupboards. There is space for a dining table and a double glazed window and door to the rear and balcony.

#### Lounge

14'3 x 14'4

A great size room with double glazed bay window to the front, television point, radiator and a wall mounted gas flame fire.

#### Second floor landing.

Sash window to the side.

#### Bedroom one

14'3 x 14'4

Both bedrooms are really good sizes and this being the main room has really great roof top views across the town. Double glazed window to the front with views over to the country park and river, radiator and television point.

#### Bedroom two

12'1 x 8'2

Another good size double room with a double glazed window to the rear and radiator.

#### Bathroom

Panelled bath taps/shower attachment, close coupled w/pedestal hand wash basin, part tiled walls. Airing cupboard with lagged water tank and a window to the rear.

#### Rear garden

48 ft

Commencing with a patio and hard standing, remainder laid to lawn with close board fencing and side path to the front.



**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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