



Falklands Road, Burnham-On-Crouch CM0 8SN
£265,000

To view this property call
01621 734300

SJ WARREN
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The accommodation comprises

Situated on The Falklands Estate which is in a prime location for the high street shops, restaurants yacht clubs, riverfront, country park/marina and railway station linked to London Liverpool Street Station.

Offered with NO ONWARD CHAIN this spacious two bedroom mid terraced home offers on the ground floor good size double glazed porch, entrance hallway with large cupboard that neighbouring properties have added a cloakroom/w/c, kitchen.

The first floor has two double bedrooms and wet room that was completed in 2022.

Externally the property offers well kept rear garden with gate to the rear parking space and off road parking at the front of the property for one vehicle.

Entrance porch

Double glazed entrance porch which is a very good size, ideal for coats, shoes/boots etc.

Entrance to hallway

Wooden entrance door to the hallway which has a large understairs storage cupboard, PLEASE NOTE neighbouring properties have added a cloakroom/w/c in this space

Lounge

12'42 x 12'59

The lounge is a good size with two double glazed windows to the rear, tv point, radiator, double glazed window to the front and stairs to the first floor landing.

Extension/ Dining room

7'12 x 4'78

Added bonus of dining area with double glazed window to the back. tiled flooring

Cloakroom

Cloakroom with part tiled walls. Comprising white WC, vanity unit with sink , tiled flooring. Window to rear and single radiator

Kitchen

8'79 x 12'32

The kitchen has a range of wooden base units and drawers, roll top marble effect work surfaces, inset stainless steel sink. Electric built in oven with gas hob, space for washing machine and freestanding fridge freezer. Double glazed window to the front, double

glazed window and door to the rear and a wall mounted boiler, (not tested) and radiator.

Landing

Double glazed window to the front and radiator.

Bedroom one

12'28 x 8'97

Good size double bedroom, free standing wardrobe and dresser, double glazed windows to front and radiator.

Bedroom two

7'34 x 12'43

Another good sized double room with free standing wardrobes, double glazed window to the front and single radiator

Bathroom

Spacious wet room, large beige stone effect fully tiled walls with non slip floor, wall mounted basin, toilet and walk in shower. frosted with and large airing cupboard

Garden

Secluded rear garden with a paved footpath, timber shed with the remainder of garden laid to lawn.

Gated side access to additional car parking space.



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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