

Granville Terrace, Burnham-On-Crouch CM0 8JT

£250,000

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Granville Terrace, a picturesque row of Victorian timber framed weatherboarded cottages with a Grade ll listing.
The cottages are admired by the local community and often a subject for visiting artists, making them a very desirable residence.

Located literally a few minutes walk to the high street, shops, restaurants, yacht clubs and Burnhams gorgeous river front and country park. All other amenities are close by including the train station with its link to London Liverpool Street Station.

Presented in very nice order throughout and retaining the original features and charm expected from a cottage of this era.
This fabulous cottage on the ground floor a shower room/w/c, kitchen, dining room and lounge backing the large and beautifully kept rear garden.
The upstairs accommodation would originally have had three bedrooms and now benefits from two excellent size bedrooms and an upstairs bathroom en-suite.
If you love your outside space, gardening or just sitting in a tranquil surrounding, then this wonderful and extremely well maintained garden, will certainly be for you.

Approach and courtyard
The approach to the cottage is via a gated and walled courtyard. Offering space for your utilities, cold water outside tap and stable door to the kitchen.

Main entrance and kitchen
Stable door to the kitchen which has a range of oak fronted eye and base units with complimentary work surfaces over. Space for gas/electric oven, space for fridge/freezer, plumbing for a washing machine, stainless steel one and a half sink. Window to the side and door to the shower room/w/c.

Shower room/w/c
Originally this would have been the only bathroom but now the third original bedroom is a bathroom, this is an excellent addition to the cottage. Walk in shower cubicle, close coupled w/c, hand wash basin with vanity cupboards below and window to the side.

Dining room
10'6 x 9'5
The cottage as we have paid reference to, has many of its original fine features including in this room with the original open fireplace and tiles, with cupboards and shelving to ether side. The fireplace could potentially be used but will require professional advice/sweeping, the doors to the understairs cupboard and throughout have the original furniture and there is a sash window to the front and radiator.

Lounge
11'5 x 9'2
This is a lovely room made all the cosier by the original open fireplace with shelving and cupboards to ether side, which again will require professional advice and sweeping before use. Backing the cottages gorgeous 120 ft plus garden which has been beautifully set out and cared for ,bringing in bags of light from the South Westerly aspect. Double doors to a rear porch and window to the rear, television point and radiator.

Landing.

Bedroom en-suite
11'5 x 9'6
Both bedrooms are good size double rooms and nice, bright and airy. There are two built in cupboards, window to the front, radiator and door to the en-suite.
En-suite Originally a third bedroom which makes this a good size room with a shower bath, w/c with built in cistern, pedestal hand wash basin and tiled walls. Linen cupboard with lagged water tank, radiator and window to the front.

Bedroom two
11'7 x 9'2
This airy double room has the benefit of overlooking the cottages wonderful garden and has two built in cupboard/wardrobes. Sash window to the rear and radiator.

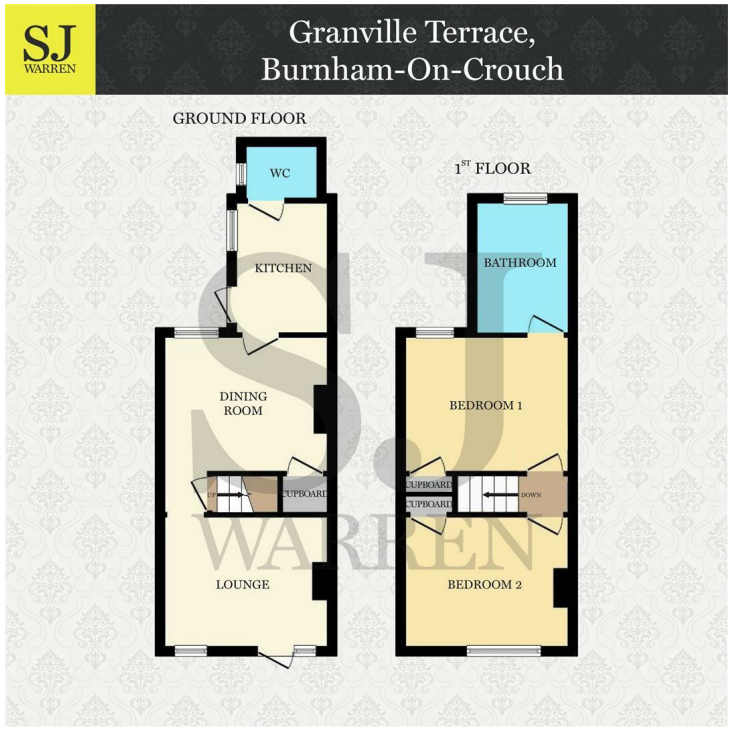
Rear garden
120 ft south west facing
The garden is a superb size and South West facing, so if you enjoy the sun, your outside space and a wonderful garden then this is definitely for you. The terrace has the original path running past all the properties with there own gates and the garden starts with a patio area and side path running the length of the garden. There are a variety of of borders well stocked and planted with an array of plants, flower and shrubs and part mature hedging to one side. Two greenhouses, two good size sheds with power and a further smaller potting shed.

AGENTS NOTE
The location and rarity of the the cottages coming to market, makes them very sought after.
PLEASE NOTE although there is no designated parking the residents do park in their access road to the front, this is done so in a respected manner.



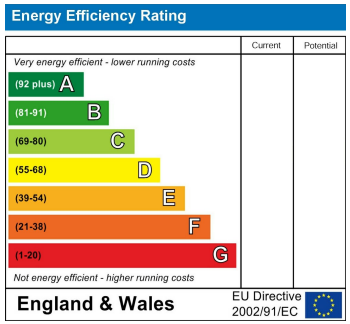


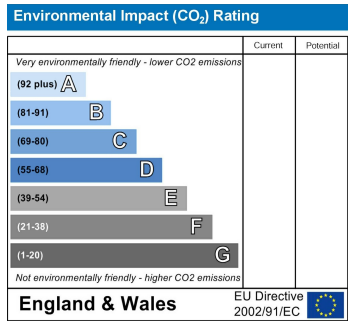




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