Brickwall close, Burnham-On-Crouch CM0 8HB

£389,995

To view this property call

01621 734300

SJ WARREN

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The accommodation comprises

Situated in a very popular road that offers easy access to the high street shops, restaurants, yacht clubs, riverfront and general amenities.

OFFERED WITH NO ONWARD CHAIN.
This attractive looking three bedroom detached house with a Mansard style room, offers its new owners the potential to update and modernise to their own requirements.
The groundfloor offers an entrance hallway, cloakroom/w/c, kitchen and a generous lounge/dining room from the front to the rear of the property.
The first floor has three bedrooms and a family bathroom and like the property throughout offers potential to further improve, subject to any consents required.
Externally if you enjoy your outside space, then this large garden will tick all the boxes and to the front a small garden and the properties own driveway.

Entrance hallway
Double glazed entrance door to the hallway, stairs to the first floor landing and understairs storage cupboard.

Cloakroom/w/c
Close coupled w/c, hand wash basin and a double glazed window to the side.

Kitchen
10'5 x 10'2
The kitchen has a small range of white eye and base units with work surfaces over. Stainless steel sink, space for a fridge freezer, plumbing for washing machine, space for gas/electric oven. Wall mounted boiler for hot water and heating (not tested) larder/cupboard, serving hatch to the lounge/dining room and a double glazed window and door to the rear.

Lounge/dining room
19'4 xx 12'3
This is a nice size room stretching from front to the rear of the property. Fireplace with tiled hearth and surround and a gas coal effect flame fire, television point and a double glazed window to the front. The dining area offers plenty of space for a family table and chairs, radiator and a double glazed patio doors to the rear.

Landing
Loft access and a double glazed window to the side.

Bedroom one
12'2 x 10'4
A double room with double glazed window to the front and radiator.

Bedroom two
12'2 x 9'7
This double room again has a double glazed window to the and radiator.

Bedroom three
10'8 x max x 10'8 reducing to 5'3
Double glazed window to the front and radiator.

Bathroom
Panelled bath with above shower, pedestal hand wash basin, close coupled w/c and part tiled walls. Linen cupboard with lagged water tank, radiator and dual double glazed windows to the rear.

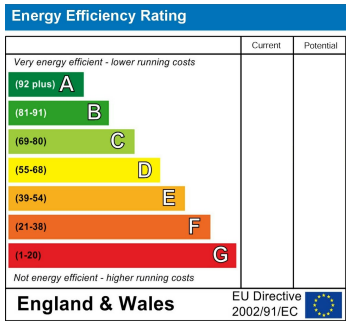
Rear garden
The property has a large rear garden, ideal if you enjoy your gardening, outside space and entertaining. The garden is mainly laid to lawn and well established with some trees including fruit and some planting. There are three useful attached brick built sheds, water tap and side access to the front.

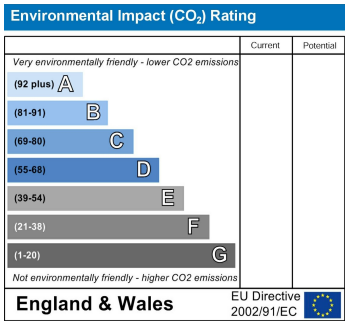
Front garden
This has a boundary front wall and is part lawn and planted, PLEASE NOTE this area could be adapted to add additional parking if required. To the side there is the properties own driveway.

AGENTS NOTE
PLEASE NOTE this is a great location and although the property does require updating it has been valued, taking this into account.

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.





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