



Princes Road, Burnham-On-Crouch CM0 8BX  
£300,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)

## The accommodation comprises

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Conveniently located for all amenities, the high street shops, restaurants, yacht clubs, marina and the country park along with the railway linked to London Liverpool Street Station.

This two bedroom semi detached cottage has been loved and updated throughout by the current vendors, along with some painstaking work in the garden.

The cottage is offered to a lovely standard throughout and offers on the ground floor a modern kitchen with a separate utility area, bathroom, dining room and lounge.

The first floor has two double bedrooms.

Externally if you enjoy the sun, then this well kept south facing with patio/entertaining area will hit the spot. PLEASE NOTE there is a pitched tiled roof outbuilding, ideal for an office, play room or man cave with power, light, insulation and electric heating.

### **Side Entrance door and kitchen.**

9'6 x 6'5

New fitted double glazed multi lever lock door to the kitchen. This has a range of modern cream eye level units, matching base units and drawers with marble work tops over. Integrated dish wash and washer/dryer, built in stainless steel Bosch fan oven/grill and stainless steel microwave, inset stainless steel gas hob with above extractor and inset stainless steel sink with newly fitted mixer taps. Tiled flooring that runs into the utility area and bathroom and underfloor heating to all three areas, double glazed window to the side.

### **Utility area**

6'4 x 2'4

A handy space for your fridge/freezer and more, with a double base unit matching to the kitchen and work top over. Double glazed window to the side and door to the bathroom.

### **Inner hallway and stairs to first floor.**

The inner hallway has tiled flooring that also runs into the dining room and lounge, stairs to the first floor landing and a column style radiator.

### **Dining room**

10'5 x 10'6

We have mentioned in our heading, just how nicely presented the cottage is and this is highlighted in

the photographs and video tour. The new owners really have nothing to do but move in and enjoy. Quality tiled flooring continues into this room from the hallway and extends into the lounge, plenty of space here for a good size table and chairs. Large understairs storage cupboard, two column style radiators, double glazed windows with fitted blinds to the side and rear, making this a bright and airy room.

### **Lounge**

12'2 x 10'5

Once again bags of light in this room from the two double glazed windows to the front, one of which is a bay window with quality white fitted shutter/blinds Television point, two column style radiators.

### **Landing**

Landing with a double glazed window to the side.

### **Bedroom one**

10'6 x 10'11

Both bedrooms are good size double rooms and nice bright and airy, space for wardrobes, television point and radiator. Double built in wardrobe/cupboard with hanging rails, double glazed window to the front with fitted blind.

### **Bedroom two**

10'7 x 10'8

Once again a nice size double room, space for wardrobes, column style radiator and a double glazed window to the rear with fitted blind.

### **Rear garden**

south facing

If you enjoy the summer sun and family/friends gathering this garden should hit the spot. Commencing with a path and side gate to the front, leading to a patio/entertaining area.

The remaining garden is neatly laid to lawn with majority newly replaced close board fenced boundaries, raised well stocked and planted border.

Outbuilding with pitched tiled roof, making for an ideal home office, play room, man cave or similar which has power, light, insulation and electric heating.

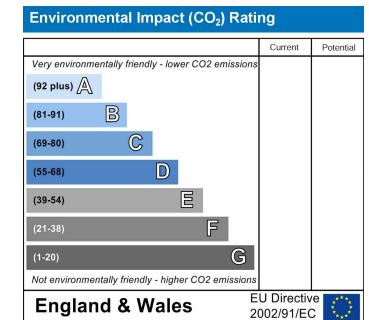
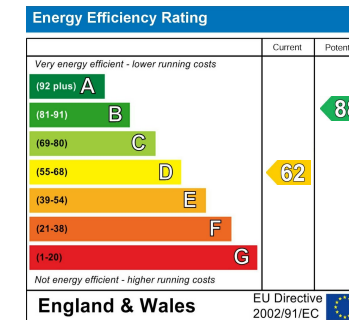
### **Front garden**

Gate and dwarf wall boundary laid to pebbles, offering storage space for bin/utilities.



**Consumer Protection from Unfair Trading Regulations 2008.**

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