New Road, Burnham-On-Crouch CM0 8EH

Offers over £300,000

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SJ WARREN

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The accommodation comprises

Positioned ideally for the high street shops, restaurants, river front, country park and railway station linked to London Liverpool Street.

This three bedroom character cottage offers on the ground floor a lounge with original exposed floorboards and open fireplace. Separate dining room again with exposed floorboards, kitchen, side lobby and bathroom.
The first floor has three bedrooms.

Externally the property offers an excellent West facing rear garden in excess of 80 ft. If you enjoy the hot summer days and outside space then this undoubtedly will tick all the boxes.
The garden is nicely established with planting and a attractive Walnut tree and a 14'8 x 9'7 garden shed and patio to the front.

Entrance and lounge
13'2 x 13'3
Wooden entrance door with glazed dual decorative insets, exposed wooden floorboards. Brick open fireplace to make this a lovely cosy room to enjoy on those cold winter evenings, radiator, double glazed bow window to the front and stairs to the first floor.

Dining room
13'4 x 11'6
Exposed original wooden floorboards, radiator, single double cupboard to one wall, double glazed double doors to the rear garden.

Kitchen
10'8 x 6'5
The kitchen has a range of cream eye level units with back tiling, matching base units and drawers with marble effect work surfaces over. Inset one and a half stainless steel sink, stainless steel inset gas hob with above extractor and stainless steel oven below. Plumbing for dish washer, space for fridge/freezer, tiled flooring and a double glazed window to the side.

Side lobby
Tiled flooring, double built in cupboards and a door to the side and garden.

Bathroom
Tiled flooring, hand wash basin with double vanity cupboards below, panelled bath with taps/shower attachment, close coupled w/c. Linen cupboard also with plumbing for a washing machine, double glazed window to the side and radiator.

Landing
Loft access.

Bedroom one
13'3 x 9'8
A good size double room with recesses for bedroom furniture, radiator and a double glazed window to the front.

Bedroom two
11'7 x 6'9
Another double room with a double glazed window to the rear, radiator and a built in wardrobe space.

Bedroom three
8'8 x 6'5
Wood effect laminate flooring, radiator and a double glazed window to the rear.

Outside attached lean too
This is a room to the rear of the house, currently utilised as an office space, with a window overlooking the garden and door to the side.

West facing rear garden
in excess of 80 ft
If you enjoy the summer sun and your outside space, then this excellent size garden is the one for you. Commencing with a concrete patio area, side gate to the front and some planting and a further circular patio seating area. Arch with climbing wisteria leading to the main garden which is neatly laid to lawn, established surrounding planting and a walnut tree. The boundaries are close board fenced and there is a good size 14'8 ft x 9'7 shed with a slab patio to the front.

Front garden
The front garden has a brick boundary wall and wrought iron gate and is mainly laid to stones.

Consumer Protection from Unfair Trading Regulations 2008.

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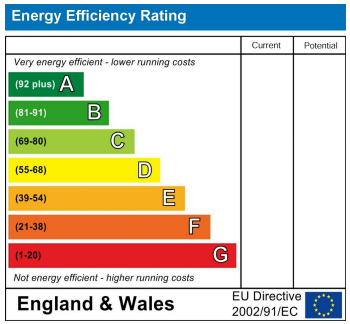

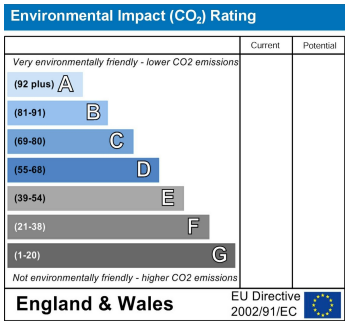

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