



Queens Road, Burnham-On-Crouch CM0 8DY  
£249,500

To view this property call  
01621 734300

**SJ WARREN**  
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## The accommodation comprises

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Situated ideally for the high street, shops, restaurants, railway station, river front and general amenities.

OFFERED WITH NO ONWARD CHAIN.

Two bedroom character cottage with a lounge, separate dining room, kitchen and ground floor bathroom.

The first floor offers two good size double bedrooms and externally the cottage has a generous rear garden in excess of 55 ft.

### **Entrance & Lounge**

13'7 into bay x 9'8

Wooden entrance door leading into the lounge which has wood effect laminate flooring, double glazed bay window to the front and radiator. White fireplace surround with an inset pebble gas flame effect fire, Victorian style tiled surround and marble hearth and a television point.

### **Dining room**

11'2 x 9'8

This a good size room, plenty of space for a table and chairs. Wood effect laminate flooring, radiator, under stairs storage cupboard and a double glazed window to the rear.

### **Inner hallway**

A continuation of the wood effect laminate flooring from the lounge, stairs to the first floor landing.

### **Kitchen**

8'7 x 5'7

The kitchen has a range of beech effect eye level units, matching base units and drawers with roll top work surfaces over. Inset stainless steel sink, space for gas/electric oven, space for fridge/freezer, plumbing for washing machine and window to the rear.

### **Side lobby**

Tiled flooring, door to the side and garden, built in storage cupboard and door to the bathroom.

### **Landing**

#### **Bedroom one**

11'3 x 9'8

Double glazed window to the front and radiator.

#### **Bedroom two**

11'2 x 9'7

Window to the rear, radiator, single built in cupboard/wardrobe and a loft access.

#### **Rear garden**



#### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

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