



Station Road, Burnham-On-Crouch CM0 8BQ  
£750

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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### **Entrance**

Wrought iron gates lead upstairs to:

### **Communal Hallway**

Internal hallway with double doors leads to:

### **Entrance Hallway:**

14'9 x 6'4

Upvc double glazed window to rear, wooden laminated style flooring, entry phone system, work top surface with spaces under for freezer & space for Tumble dryer, airing cupboard, boiler cupboard housing combi boiler, doors to:

### **Kitchen**

12'7 x 9'5

Upvc double glazed window to rear, fitted units comprising of work top surfaces with cupboards and draws beneath with eye level cupboards above, fitted sink unit, fitted double oven, integrated fridge, space for washing machine, part tiled walls, radiator, door to:

### **Lounge**

18'0 x 16'7

Upvc double glazed window to front, wooden laminated style flooring, two built in storage cupboards, radiator, doors to:

### **Bedroom One:**

9'8 x 9'6

Upvc double glazed window to rear, radiator, wooden style flooring, fitted wardrobes with sliding doors one being full length mirror.

### **Bedroom Two:**

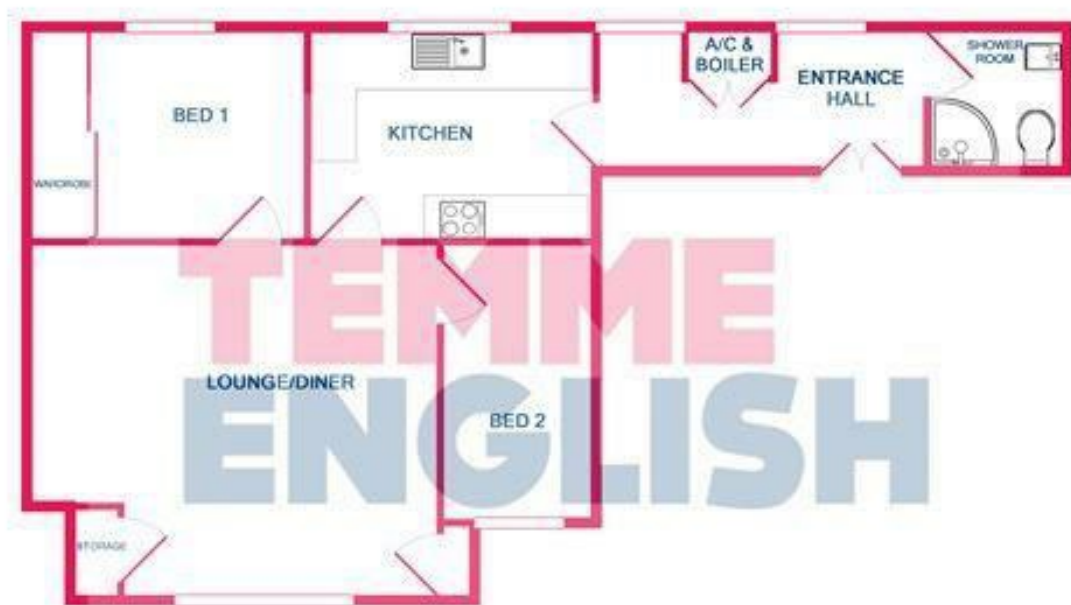
12'4 x 6'5

Upvc double glazed window to front, radiator, wooden laminated style flooring.

### **Shower Room:**

6'4 x 6'2

Upvc double glazed window to rear, three-piece suite comprising of low-level W/C, wash hand basin, shower cubicle, tiled walls surround, heated towel radiator, tiled floor.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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
The energy efficiency - lower energy costs			
192 plus	A		
181-191	B		
169-180	C		
155-168	D		
138-154	E		
121-137	F		
11-120	G		
The energy efficient - higher energy costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
The environmental friendliness - lower CO <sub>2</sub> emissions			
192 plus	A		
181-191	B		
169-180	C		
155-168	D		
138-154	E		
121-137	F		
11-120	G		
The environmental friendliness - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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