

Glebe Way, Burnham-On-Crouch CM0 8QJ
£315,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located on the fringes of Burnham but still offering short cuts into the town high street, shops, restaurants, yacht clubs, river front and country park. This deceptive from first appearance two bedroom semi detached bungalow offers its new owners, a very nicely refurbished property. Comprising of a modern style living open plan lounge, dining room and kitchen, two double bedrooms and bathroom. Externally there is a generous size south facing rear garden, its own drive/parking for five vehicles and a garage with electric roller door, power and light.

Entrance hallway

9'6" x 8'10"

Double glazed entrance door to the hallway which has a column style vertical radiator, loft access and a built in cupboard for storage and housing the wall mounted combination boiler(not tested).

Open plan lounge, dining room & kitchen

19'4" x 15'5"

The lounge, kitchen and dining room are open plan offering modern style living, this works particularly well and as with the bungalow throughout is presented to a lovely standard. The lounge has television point, vertical column style radiator and leads in to the dining room. The dining room has plenty of space for a good size table and chairs again with a vertical style column radiator and double glazed double doors onto the south facing garden. The kitchen has a modern range of grey eye level units, matching base units and drawers with composite work surfaces over. Plumbing for washing machine and dish washer, space for gas or electric oven with above stainless steel extractor and stainless steel splash back, inset stainless steel sink and a double glazed window to the rear.

Bedroom one

11'9" x 10'9"

Both bedrooms are double rooms this being the larger of the two, two built in single wardrobe/cupboards. Double glazed window to the front with fitted blind and radiator.

Bedroom two

8'10" x 8'6"

A good size second room with a double glazed window to the front with fitted blind, column style vertical radiator.

Bathroom

Comprising of a walk in shower cubicle, close coupled w/c, free standing distressed antique finish dresser unit with a circular glass hand wash basin and chrome taps. Part tiled walls, over size white heated towel rail, double glazed window to the side with fitted blind.

Rear garden south facing

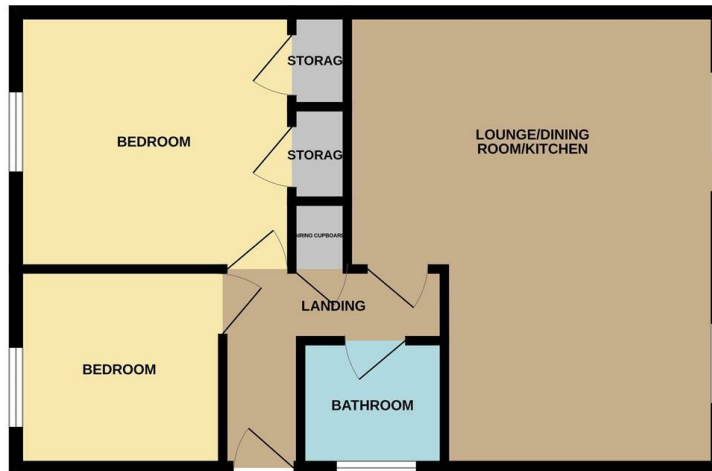
A lovely size garden and south facing to enjoy those hot summer days. Commencing with a shingle patio area and path with above attached sun canopy, raised bamboo beds to one side, planted laurel hedging with close board fenced boundaries. Planted cherry tree and acer and the remainder laid to lawn, courtesy door to the garage.

Drive, Garage and parking

The bungalow has a drive to the side leading to the garage and more parking extending to the front for a good five vehicles. The garage has an electric roller door power and light and a large shed to the rear which is insulated and lined.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Hering 12/2021

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
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Glebe Way, Burnham-On-Crouch CM0 8QJ
 £315,000

To view this property call
 01621 734300

S J WARREN
 www.sjwarren.co.uk

