



Queens Road, Burnham-On-Crouch CM0 8DY
Guide price £180,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

OPEN HOUSE SATURDAY JULY 20TH 10AM - 12 PM
VIEWING BY APPOINTMENT. GUIDE PRICE
£180,000- £210,000. Located favourably for the high
street shops, restaurants, river front, railway station
and general amenities and with NO ONWARD
CHAIN.

IF YOU ARE LOOKING FOR A SPACIOUS COTTAGE
with a gorgeous 65 ft rear garden AND TO
MODERNISE TO YOUR OWN REQUIREMENTS,
LOOK NO FURTHER.

This end of terrace two bedroom cottage offers a
large lounge/diner in excess of 25 ft, a
kitchen/breakfast room, separate w/c and bathroom
on the ground floor

The first floor has a landing and two double
bedrooms. Externally there is a gorgeous rear
garden in excess of 65 ft with a rear utility pedestrian
cess and side path to the front, common in all
cottages of this era.

Lounge/diner

25'9 x 10'3

Double glazed door to a large lounge/diner with a
double glazed bay window to the front, tv point and
night storage heater. Double glazed window to the
side, serving hatch to the kitchen/breakfast room
and stairs to the first floor.

Kitchen/breakfast room

13'2 x 10'3

Another good size room fitted with wood effect
Formica eye and base units with drawers, Formica
work surfaces over. Inset stainless steel sink with
drainer, space for fridge/freezer, plumbing for
washing machine and space for an electric oven.
Double glazed window to the side and double glazed
door to the rear, electric night storage heater and
door to the inner hallway.

Inner hallway

The inner hallway has an electric night storage
heater, doors to separate w/c and the bathroom.

W/c

Low level w/c and double glazed window to the side.

Bathroom

White cast iron bath, hand wash basin, wall mounted
boiler(not tested) and a double glazed window to the
rear.

Landing

Loft access and an electric storage heater.

Bedroom one

10'7 x 9'6

Both bedrooms are double but this is the main room,
double glazed window to the front and an above head
electric heater.

Bedroom two

10'7 x 8'3

Another good size double room with a recess for
fitted or free standing bedroom furniture. Double
glazed window to the rear and an above head electric
heater.

Rear garden

We have mentioned in our heading there is a
pedestrian/utility rear access which is typical for a
cottage of its era and also applies to the side
pathway.

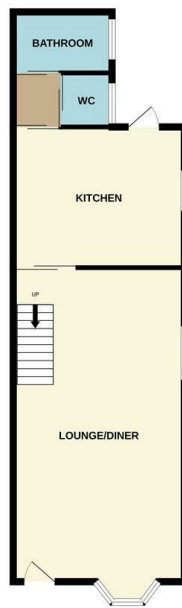
The garden commences with a courtyard leading to
a gate and holly hedging to the main garden, this is a
gorgeous and measures in excess of 65 ft. There is a
center path with the lawn to either side and lovely
established well stocked and planted borders. Green
house with a rear patio area and garden shed and to
the front a brick boundary and center wrought iron
gate.



GROUND FLOOR



1ST 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 guidance only and should be used as a guide only for the prospective purchaser. The services, systems or appliances shown here are for information only and no guarantee as to their operability or efficiency can be given. Made with HARPPLAN (2020)

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 ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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