

Lilian Road, Burnham-On-Crouch CM0 8DT £240,000 To view this property call  $01621\ 734300$ 

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# The accommodation comprises

#### ARE YOU LOOKING FOR A PROJECT AND A CHANCE TO MODERNISE AND DESIGN A PROPERTY TO YUR OWN REQUIREMENTS. THIS COULD BE A CHANCE TO GET YOUR FIRST STEP ON THE PROPERTY LADDER, A BUY TO LET OR YOUR FAMILY HOME. OFFERED WITH NO ONWARD CHAIN. A three bedroom character cottage offering bags of scope to improve and the option if you only nee two bedrooms, to move the bathroom upstairs. Currently the property offers a lounge, dining room, kitchen, bathroom and separate w/c and a first floor with three good size bedrooms. Externally a good size rear garden and to the front, part on off road parking for one vehicle.

#### Entrance and lounge

13'8 x 10'9 Entrance door leading into the lounge, double glazed bay window to the front. Original tiled surround fireplace with an open fire and television point.

Inner hallway with stairs to the first floor landing.

# **Dining room**

11'2 x 10'7 A good size room adjacent to the kitchen with a double glazed window to the rear. Original tiled surround fireplace with open fire and an understairs storage cupboard.

Bathroom Panelled bath, pedestal hand wash basin, and a window to the rear.

Separate w/c Close coupled w/c, wall mounted boiler for hot water only and a double glazed window to the side.

### Landing

**Bedroom one** 12'2 x 10'7 An excellent size room with a double glazed window to the front and a built in wardrobe/cupboard.

**Bedroom two** 11'8 x 7'4 Another good size double room with a built in wardrobe/cupboard and a double glazed window to the rear. Bedroom three

10'1 x 6'6 A really good size third room, potential to put the bathroom here if you only require two bedrooms. Double glazed window to the side.

# Rear garden

A good size garden with a pedestrian/utility access to the rear. Commencing with a patio and path to the main garden which has some planted borders and close board fenced boundaries.

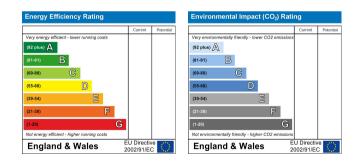






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