



Ship Road, Burnham-On-Crouch CM0 8JX  
£305,000

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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We all know location is key, so when a gorgeous character three bedroom cottage becomes available in Ship Road look no further. DO NOT MISS THIS OPPORTUNITY TO PURCHASE.

Located in this favourable road offering a short stroll to enjoy the high street shops, restaurants, yacht clubs and Burnham's beautiful river front.

The cottage has a wonderful homely feel to it and has kept much of its charm and character throughout the years.

The first floor offers a cosy lounge to the front with an open fireplace to enjoy on those cold winter evenings, a good size dining room and kitchen to the rear.

The second floor has two good size double bedrooms and a spacious bathroom. The third floor offers an excellent size double room with part reduced head height to both sides, which really takes nothing away from this room.

Externally the cottage enjoys a good size private part walled and fenced courtyard garden, a lovely space to relax and entertain.

### Entrance and hallway

The property has a covered alley leading to this and the neighbouring cottage and a wooden entrance door to the hallway.

### Lounge

11'11 x 11'11

The property throughout has a homely feel and the lounge is a lovely cosy room with an open fireplace and fitted book shelves to either side.

Double glazed window to the front, television point and radiator.

### Dining room

13'1 x 10'8

This room again does have an open fireplace which is currently capped, so we would suggest professional advice to inspect before reinstating. Once again a gorgeous room with plenty of space for your table and chairs, understairs recess with a built in display cabinet and storage below. Stairs to the second floor landing, radiator and a double glazed window to the rear.

### Kitchen

9'7 x 7'5

The kitchen has a range of white eye level units with

back tiling, matching base units and drawers with work surfaces over. Inset one and a half white sink, space for gas or electric oven, plumbing for washing machine and dish washer and space for a fridge/freezer. Window to the rear and door to the side.

### Second floor landing

The landing is split level and very much in character with the cottage, with an understairs cupboard and stairs to the third floor.

### Bedroom one

13'1 x 10'8

A bright and airy double room with a built in cupboard wardrobe with the quirk of sharing the other side with bedroom two. Double glazed window to the front and radiator.

### Bedroom two

9'9 x 8'8

Second double room, technically the third floor bedroom is larger but does have the part reduced head height. Built in wardrobe cupboard shared with bedroom one, radiator and a double glazed window to the rear.

### Bathroom

The bathroom is particularly spacious and has a panelled bath with shower and taps, close coupled w/c, pedestal hand wash basin. Shaver point, radiator, built in cupboard and a double glazed window to the rear.

### Third floor landing.

### Bedroom three

9'7 x 7'5

Although this room has part reduced head height to both sides I must stress it really doesn't take anything away from the room. Kids or guests would love this room, with a built in cupboard, radiator and double glazed window to the rear.

### Courtyard garden

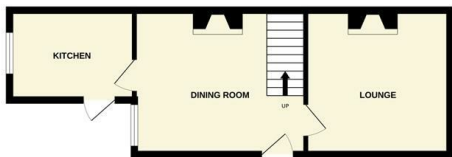
The courtyard garden is a pretty and private space, great to relax or entertain with part walled and part fenced boundaries. Bags of space for all your pots and flowers and an array of mature climbing clematis and similar on the trellis work.

### Agents note

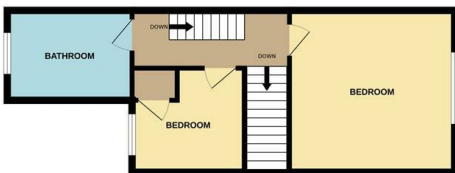
Ship Road is a fantastic location if you wish to be part of the town, high street, shops, river front and general amenities. These cottages are very rare to the market.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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