



Western Road, Burnham-On-Crouch CM0 8JE
£325,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located in an ideal position for the high street, shops, restaurants, river front and general amenities. This attractive character three bedroom cottage offers an entrance porch, lounge, dining room, kitchen, bathroom, lean to and conservatory.

The first floor has three double bedrooms and a w/c with hand wash basin.

Externally the rear garden is in excess of 55 ft commencing with a patio and side path with gate to the front and water tap. The main garden is laid to lawn with garden shed and close board fencing.

Entrance porch

Double glazed entrance door with side screen window to the porch, door to the lounge.

Lounge

12'1 x 12'1

A nice cosy lounge with an open fireplace and cast iron wood burner, sash bays window to the front. Wood effect laminate flooring, television point and radiator.

Inner hallway

Wood effect laminate flooring and stairs to the first floor landing.

Dining room

12'3 x 12'3

Another nice and cosy room with an open fireplace and a cast iron wood stove(not currently in use) and wood effect laminate flooring. Plenty of space for a good size table and chairs, door to an understairs cupboard, radiator and sash window to the side.

Kitchen

11'1 x 9'7

The kitchen has a range of eye level units part back tiled, matching base units, drawers with wood effect work surfaces over. Range style oven with gas hob and double electric ovens, inset white ceramic sink, plumbing for washing machine, space for fridge/freezer. Tiled flooring and a window and door to the side.

Bathroom

Panelled bath with above electric shower, pedestal hand wash basin, close coupled w/c, part tiled walls, shaver point, radiator and window to the side.

Side lobby/lean to

10'9 x 3'6

Inner lobby

Window to the side, cupboard and airing cupboard with wall mounted boiler(not tested).

Conservatory

12'1 x 8'8

PLEASE NOTE access is from outside. This is a good size room and double glazed with wood effect laminate flooring.

Landing

Radiator.

Bedroom one

11'9 x 11'6

Lovely size double room, nice bright and airy with recess for wardrobes and a built in cupboard/wardrobe, radiator and sash window to the front.

Bedroom two

11'7 x 9'4

Wood effect laminate flooring, radiator and a sash window to the rear.

Bedroom

8'6 x 7'6

The third bedroom but still a double, radiator and sash window to the rear.

Cloakroom/w/c

Close coupled w/c, wall mounted hand wash basin, wood effect laminate flooring and expel air.

Rear garden

in excess of 55 ft

The cottage has a really good size garden commencing with a patio and side path, water tap and gate with access to the front. The garden is part split level, laid to lawn with a garden shed and close board fenced boundaries.

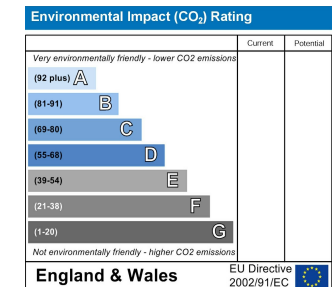
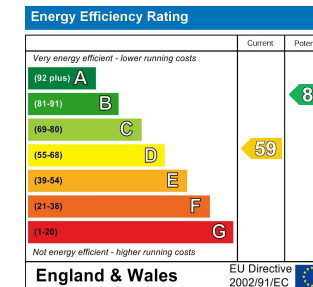
Front garden

The front has a brick boundary wall with a center wrought iron gate, center path with both side laid to gravel.



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.



Western Road, Burnham-On-Crouch CM0 8JE
 £325,000

To view this property call
 01621 734300

S J WARREN
 www.sjwarren.co.uk

