



Chapel Road, Burnham-On-Crouch CM0 8JD
£299,950

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located in one of Burnhams popular roads due to its close proximity to the high street shops, restaurants, yacht clubs and gorgeous river front.

This semi detached two bedroom extended cottage offers a surprising amount of accommodation.

The ground floor has a lounge and dining room, kitchen, cloakroom/w/c, reception room and a good size double glazed conservatory.

The first floor offers two good size bedrooms and a bathroom and a ladder style staircase to a good size loft space with part reduced head height and a velux window to the rear.

Externally an excellent size garden in excess of 55ft to enjoy with summer house which has power and light. NO ONWARD CHAIN.

Entrance and Lounge

11'11 x 9'10

Wooden entrance door to the lounge which has a fireplace with a cosy cast iron wood burner, to enjoy those cold winter days. Double glazed bay window to the front, wood effect laminate flooring, radiator single storage cupboard and a very large walk in understairs cupboard.

Dining room

12 x 10'3

The rooms are very versatile, so whether you use this as your dining room or the lounge to the front. Stairs to the first floor landing, wood effect laminate flooring, radiator and a double glazed window to the rear.

Kitchen

9'6 x 7'5

The kitchen has a fitted range modern cream effect eye level units with back tiling incorporating to single lit display cabinets, matching base units and drawers with wood effect work surfaces over.

Inset stainless steel sink, inset electric hob with above extractor and stainless oven below, plumbing for washing machine and dish wash and space for a fridge/freezer. Grey wood effect laminate flooring, down lighting, radiator, double glazed window to the side.

Reception room

7'2 x 6'9

This is a versatile room that could be a reception room of choice or possibly a utility room, open plan to

the conservatory. Wood effect laminate flooring, triple fitted cupboards to one wall, door to the cloakroom/w/c.

Cloakroom/w/c

Tiled flooring, w/c with built in cistern, wall mounted hand wash basin with splash back tiling and a wall mounted double cupboard.

Conservatory

10'9 x 9'5

A good size room double glazed with the windows having fitted blinds, wall mounted electric radiator.

Landing

Ladder style staircase to the loft space.

Bedroom one

10 x 8'1

Double glazed window to the front and radiator.

Bedroom two

12 x 5'3

Double glazed window to the rear and radiator.

Bathroom

Walk in shower cubicle, close coupled w/c, pedestal hand wash basin, tiled walls and flooring. Chrome heated towel rail and a double glazed window to the side.

Loft space

16'7 x 10'4

A good size space with a ladder style staircase, reduced head partly to both sides and a velux window to the rear.

Rear garden

in excess of 55ft

An excellent size garden in excess of great for entertaining or for the keen gardeners, commencing with a un decked patio area. The garden has an array of plants and shrubs, various planters and slate borders and a path leading to a good size summer room with power and light with a patio to the front. The boundaries are close board fenced and to the side of the house is a good size access laid to gravel, water tap and gate to a shared alley with the neighbouring property.



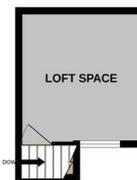
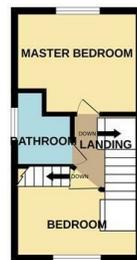
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors 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		
(81-91) B		
(69-80) C		
(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		
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