



Lower Burnham Road, Chelmsford CM3 6HF  
Guide price £350,000

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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OPEN DAY SATURDAY 15TH FEBRUARY 10.00-13.00 STRICTLY BY APPOINTMENT ONLY!

GUIDE PRICE £300,000-£350,000

Currently offered in unhabitable condition with the following agricultural tie.

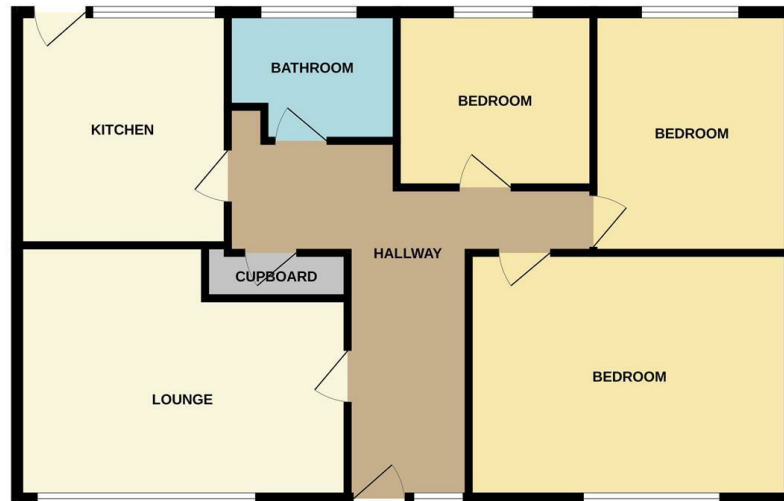
THE OCCUPANCY OF THE DWELLING SHALL BE LIMITED TO PERSONS SOLELY OR MAINLY EMPLOYED OR LAST EMPLOYED LOCALLY IN AGRICULTURE, AS DEFINED IN SECTION 290(1) OF THE TOWN AND COUNTRY PLANNING ACT 1971, OR IN FORESTRY, OR THE DEPENDANTS OF SUCH PERSONS RESIDING WITH HIM (BUT INCLUDING THE WIDOW OR WIDOWER OF SUCH A PERSON).

Three bedroom detached bungalow with lounge, kitchen space, bathroom space.

To the front the property offers a garden laid to lawn with some trees and to the rear a small garden area, requiring attention.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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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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.

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