



**SJ**  
WARREN  
FOR SALE  
01621 734 300

Buckeridge Way, Bradwell-On-Sea CM0 7QQ  
£149,995

To view this property call  
01621 734300

**SJ WARREN**  
www.sjwarren.co.uk





## The accommodation comprises

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Located in the riverside village of Bradwell On Sea which offers a local run community shop, public house/restaurant, marina/bar and restaurant and a primary school.

OFFERED WITH NO ONWARD CHAIN is this ground floor one bedroom flat. Offering a good size lounge, a generous double bedroom, kitchen and wet room.

Externally the flat has a courtyard garden and benefits greatly from its own parking and a garage with power and light.

Lease 948 years remaining and peppercorn rent.

### **Entrance porch**

Double glazed door to the entrance porch.

### **Lounge**

11'4 x 10'3

A good size room with a double glazed window to the front, tv point, wall mounted electric heater and wood effect laminate flooring.

### **Kitchen**

7'8 x 6'9

The kitchen has a range of high gloss white eye level units with back tiling, matching base units and drawers with work surfaces over. Inset stainless steel sink, washing machine, fridge/freezer and free standing electric oven to remain, double glazed window to the rear.

### **Bedroom**

13'6 x 9'3

A good size double room with plenty of space for free standing bedroom furniture. Wall mounted electric heater, wood effect laminate flooring and double glazed double doors to the rear.

### **Wet room**

6'2 x 5'4

Walk in shower, close coupled w/c, hand wash basin, white heated towel rail, expel air and a double glazed window to the side.

### **Courtyard/garden**

The garden is laid to patio and offers enough space to sit out enjoy, with a side gate to the drive and garage.

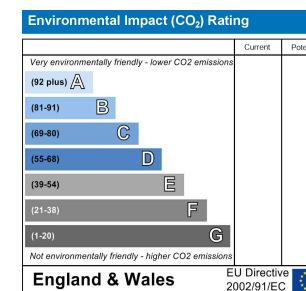
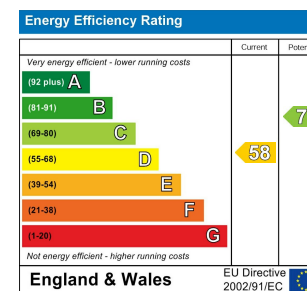
### **Garage**

Up and over door with power and light.



**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.



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