



St. Marys Road, Burnham-On-Crouch CM0 8LX  
£325,000

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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Situated in a popular road that offers various short cuts into the town, high street, shops, restaurants, railway station and Burnhams wonderful riverfront and marina.

Offered with NO ONWARD CHAIN is this three bedroom character semi detached house, offering deceptively spacious accommodation and the opportunity to further improve or extend (STP) The ground floor offers a good size hallway, lounge and dining room, open plan kitchen which to a large double glazed conservatory, utility room and side lobby/lean to.

The first floor offers three good size bedrooms and a family bathroom.

Externally the property has a generous rear garden and a walled and gated front garden.

### Entrance hallway

10' x 3 8'

Double glazed entrance door to the hallway which is a good size with wood effect laminate flooring, radiator, double glazed window to the side and stairs to the first floor landing.

### Lounge

11 6' x 12 3'

This is a good size room nice bright and airy from the large double glazed bay window to the front. Wooden fireplace surround with a gas flame effect fire. Radiator and television point.

### Dining room

11 6' x 9 7'

Once again this is a very good size with plenty of room for a good size family table and chairs, large part walk in understairs storage cupboard. Double glazed window to the side and radiator.

### Kitchen

9 7' x 9 4'

plenty of space here with a good range of green eye level and base units with drawers and complimentary work surfaces over. One and a half stainless steel sink, space for gas or electric oven, plumbing for dish washer, space for fridge/freezer. Door to side lobby/lean and door to utility room, open plan to the conservatory, wood effect laminate flooring running into both rooms.

### Conservatory

14 3' x 9 4'

This works particularly well being open plan to the kitchen making this a very large useable space and it is double glazed leading on to the rear garden.

### side lobby/lean to and cloakroom WC

9 7' x 3 5'

Tiled flooring and doors to the front and downstairs wc and hand wash basin.

### Landing

16'3 x 3 5'

Split level stairs, loft access, linen cupboard and radiator.

### Bedroom 1

11 6' x 10'

A good size double room with a cast iron fireplace, recess with shelving and storage space, double glazed window to the front and radiator.

### Bedroom 2

9 8' x 7 5'

Another double room with a double built in wardrobe /cupboard, radiator and a double glazed window to the side.

### Bedroom 3

10 4' x 6 7'

For a third room this is still a good size with a single built in wardrobe/cupboard, radiator and a double glazed window to the rear .

### Bathroom

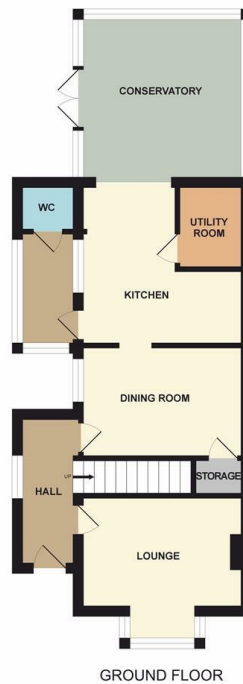
Comprising of a panelled bath with above electric shower and screen, close coupled w/c, hand wash basin with vanity cupboards below, white heated towel rail and a double glazed window to the rear.

### Rear garden

The property has a generous size garden with side path and gate to the front and water tap. The main garden is laid to lawn with some planting and the boundaries are close board fenced.

### front garden

This is approached via a brick boundary wall and gate with the frontage nicely planted with established shrubs and a path.



#### 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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