



Arcadia Road, Burnham-On-Crouch CM0 8EF
Offers in the region of £310,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Very conveniently located with various short cuts to the high street, shops, restaurants, railway station and Burnhams esplanade and riverfront. Offered with NO ONWARD CHAIN this extended three bedroom semi detached house, offers its new owners the option to configure and modernise to their own requirements.

The ground floor consists of a cloakroom/w/c, Good size lounge, kitchen open plan to a dining room which is also open to the summer room/snug.

The first floor has three good size bedrooms and family bathroom, with the rear room overlooking the garden allotments,

To the front there is a small lawn and to the side its own driveway leading to a garage with up and over door, power and light.

Entrance hallway.

Door to the hallway which has stairs to the first floor, understairs storage cupboard with boiler for hot water and heating (not tested) and radiator.

Cloakroom/w/c

Close coupled w/c, wall mounted hand wash basin and double glazed window to the front.

Kitchen

10'10 x 8'9

The kitchen has a range of eye units with back tiling, matching base units and drawers with solid wood work surfaces over. Inset butler style sink, gas/electric range oven, space for fridge/freezer and a double glazed window to the rear.

Dining room

9'4 x 8'9

Open plan from the kitchen and open to the summer room/snug. Plenty of space for a good size table and chairs and radiator.

Summer room/snug

10'2 x 7'6

This is the extended part of the property and offers a reception room to use of your choice, radiator Double glazed double doors with side screen windows to the rear garden.

Landing

Double glazed window to the side.

Bedroom one

13'4 x 10'7

Double glazed window to the front, range of wardrobes with above bridging cupboards and radiator.

Bedroom two

12'44 x 10'21

Double glazed window to the rear overlooking the allotments and radiator.

Bedroom three

7'6 ext 10'2 x 7'1

Double glazed window to the side, built in cupboard and radiator.

Bathroom

Panelled bath with above electric shower, pedestal hand wash basin, close coupled w/c., Tiled walls, built in cupboard, radiator and a double glazed window to the rear.

Rear garden

Commencing with a patio and path to the side and along the garage, water tap, laid to lawn with some planting. Close board fenced , courtesy door to the garage and side access to the driveway and front.

Frontage

Laid to lawn.

Drive and garage

The property has its own driveway leading to the garage with an up and over door, power and light.

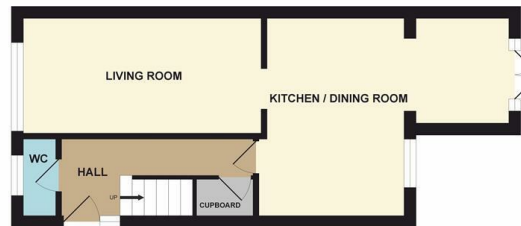
lounge

16' x 11'

Double glazed window to the front, radiator, wall mounted pebble flame electric fire and television point.



GROUND FLOOR



1ST FLOOR



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) A			85
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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