



Belvedere Road, Burnham-On-Crouch CM0 8AJ
Offers in excess of £250,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

OPEN DAY SATURDAY 16TH MAY 10AM - 1PM
VIEWING BY APPOINTMENT. Located in Burnhams
Conservation area, a short stroll from the riverfront
and being ideally positioned to enjoy the high street,
shops, restaurants, yacht clubs and general
amenities. VACANT WITH NO ONWARD CHAIN.

This quaint two bedroom character cottage retains
many of its original features and offers on the ground
floor a generous kitchen/breakfast room, lounge with
a large open fireplace.

The first floor offers a large double bedroom and
bathroom and stairs from the landing lead to a
further second floor bedroom.

Externally the property has its own parking for at
least two vehicles and a gorgeous old outbuilding
which does require attention but is perfectly
useable, with power to one side (see details).

Formally the old bakehouse.

Additionally the cottage has a superb rear garden in
excess of 40 ft and as mentioned if you love the sea
air and long walks, you are but a small stroll to
Burnham's esplanade and river front.

Entrance porch

Wooden entrance door to a good size porch with
door leading to the kitchen/breakfast room.

Kitchen/breakfast room

16'2 x 9'9

This is a good size room with a range of beech eye
level units, matching base units and drawers with
marble effect work surfaces over. Inset stainless
steel sink, plumbing for washing machine, space for
gas/electric cooker and a fridge/freezer and a wall
mounted gas boiler (not tested).

Double glazed windows to the front and side, Pine
stripped door to the lounge.

Lounge

14'3 x 14

A good size cosy room with a large open fireplace
with a built in cupboard to one side, television point
and radiator. Pine stripped door leading to the stairs
to the first floor and a double glazed windows to the
front and side.

Landing

Stairs to the second floor.

Bedroom one

14'4 x 14'2

This being the main room is a particularly good size
double with an original cast iron fireplace with a built
in cupboard to one side. Double glazed window to
the side and radiator.

Bathroom

Panelled bath with a wall mounted electric shower,
pedestal hand wash basin, close coupled w/c, double
built in cupboard, radiator and a double glazed
window to the front.

Bedroom

15'8 x 7'5

This bedroom is on the second floor and does have
reduced head height to both side with a double
glazed window to the side and radiator.

Parking and outbuilding

The parking is the right of the cottage adjacent to
the listed outbuilding, this offers parking for at least
two vehicles and storage space to the rear of the
outbuilding.

Although the outbuilding requires attention it is
useable for storage with one side having power and
the original bakers oven/fireplace, the other an ideal
log/garden shed. PLEASE NOTE IF MODERNISED
THESE WOULD MAKE AN IDEAL OFFICE, CRAFT
OR WORK SHOP.

Rear garden

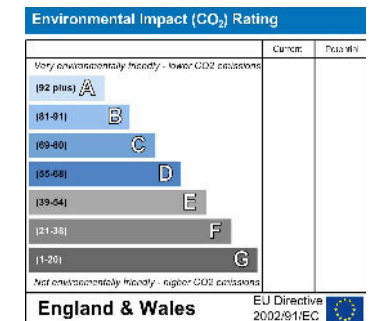
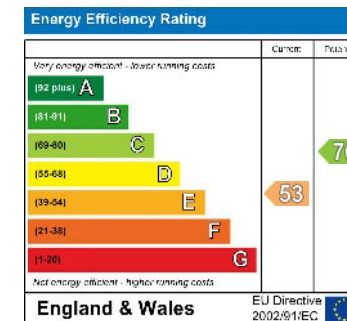
The cottage has an excellent size rear which is
approached via a picket fence with gate and gravel
path with lawn to one side. This then leads to a hedge
and wrought iron gate to the main garden.

The main garden is a lovely space neatly laid to lawn
with a patio area to the rear corner. The boundaries
are close board fenced with one side having mature
hedging and there is some surrounding planting.



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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