

Western Road, Burnham-On-Crouch CM0 8JE
Offers in excess of £250,000

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SJ WARREN www.sjwarren.co.uk

The accommodation comprises

Situated in a great location offering easy access to the high street, shops, restaurants, and yacht clubs. Just a stone's throw away from the Burnham playing field, river front, country park and the railway station linked to London Liverpool Street and general amenities are all easily accessible.

This charming character cottage would make a lovely home, an equally good buy to let or even Airbnb. The ground floor offers a cosy lounge and a good size kitchen/dining room, side lobby and ground floor bathroom.

The first floor has two good size double bedrooms and externally the cottage has a generous rear garden.

Entrance and lounge.

13'5 into bay x 10'7

Double glazed entrance door and side screen window leading into a cosy lounge, which has a fireplace and surround with electric flame effect fire. Plenty of light in this room from the double glazed walk in bay window to the front, radiator and to point and wood effect laminate flooring.

Inner hallway Stairs to the first floor.

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Kitchen/dining room

10'9 x 10'4

The kitchen has a range of modern wood grain effect eye level units with back tiling, matching base units, drawers and complimentary work surfaces over. Inset one and a half white enamel sink, inset gas hob with above extractor and built in oven below, space for fridge/freezer and plumbing for washing machine. Wood effect laminate flooring runs throughout the room, radiator and space for a breakfast/dining table, understairs storage cupboard and a double glazed window to the rear.

Side lobby

Tiled flooring and a double glazed door to the side, door to the bathroom.

Bathroom

Nicely fitted with a panelled bath center taps above shower and screen, hand wash basin with vanity cupboards below, close coupled w/c. Tiled flooring and part tiled walls, built in cupboard with wall mounted boiler (not tested) double glazed window to the rear, and radiator.

Bedroom one

11'1 x 10'5

Both bedrooms are good size double rooms, built in wardrobe/cupboard, double glazed window to the rear and radiator.

Bedroom two

11'5 x 9'3

Once again a double bedroom with loft access, double built in wardrobe/cupboard, radiator and a double glazed window to the front.

Rear garden

The cottage has a generous and nicely laid out garden, commencing with a patio/bbq area extending to a path to the side door. Laid to lawn with planted borders and planter, close boarded fenced boundaries and a side gate for pedestrian/utility access

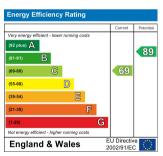


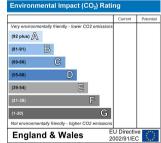




Consumer Protection from Unfair Trading Regulations 2008.

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