



Lilian Road, Burnham-on-Crouch CM0 8DT  
£245,000

To view this property call  
**01621 734300**

**SJ WARREN**  
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## The accommodation comprises

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Situated ideally for the high street, shops, restaurants, Burnhams river front, country park and railway station linked to London Liverpool Street Station.

OFFERED WITH NO ONWARD CHAIN. This two bedroom semi detached cottage offers on the ground floor a lounge, dining room open plan to the kitchen and a bathroom.

The first floor has two very good size double bedrooms.

Externally there is an excellent size 57 ft rear garden and a generous 31 ft side access, parking to the front for one vehicle.

### Entrance and lounge.

Double glazed entrance to the lounge which has tiled flooring, brick fireplace with tiled hearth (PLEASE NOTE) professional advice for a flue fitted and usage should be obtained.  
Double glazed bay window to the front and radiator.

### Dining room

13'4 x 8'5

The tiled flooring continues from the lounge and the room is open plan to the kitchen, plenty of space for a good size table and chairs. Door to a large understairs storage cupboard housing the boiler for the hot water and heating( not tested ) radiator and door to the stairs to the first floor landing.

### Kitchen

7'8 x 7'1

The kitchen has a range of pine fronted eye level units with back tiling, matching base units with work surfaces over. Inset electric hob with above extractor and oven below, inset stainless steel sink, space for tumble dryer and space for fridge/freezer. Double glazed window and door to the side and a sky light ceiling window.

### Bathroom

Tiled flooring, panelled bath, close coupled w/c, pedestal hand wash basin and a walk in shower cubicle. Double glazed window to the side and radiator.

### Landing

Loft access.

### Bedroom one

12'4 x 11'1

An excellent size double room with an original cast iron fireplace, double built in wardrobe/cupboard and radiator.

### Bedroom two

13'1 x 8'4

Another good size double room, cupboard housing lagged water tank, storage space and a double glazed window to the rear. Double glazed window to the rear and radiator.

### Rear garden

in excess of 57 ft

The property has a side patio and a good size side access to the front in excess of 31 ft. The main garden has a pedestrian utility right of way and the main garden is in excess of 57 ft with a garden shed. Out house attached to the rear with plumbing for a washing machine.

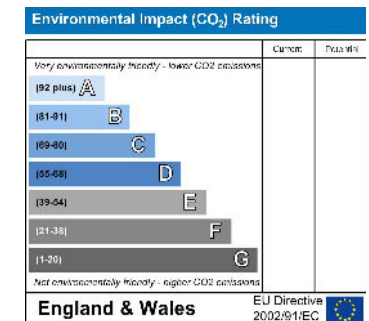
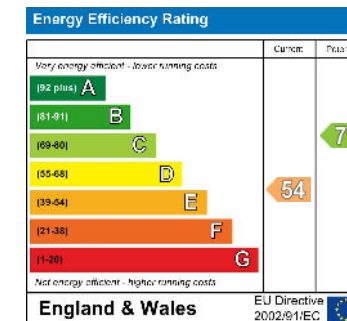
### Parking

There is parking to the front for one vehicle.



#### 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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