



Crouch Road, Burnham-On-Crouch CM0 8DX  
£259,995

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

---

Convenient for the high street shops, restaurants, yacht clubs and Burnham's beautiful river frontage which offers some gorgeous coastal and rural walks. This cottage which was originally a three bedroom but now offers two bedrooms and an upstairs bathroom, two reception rooms, kitchen and a VERY BIG BONUS it has its own garage and parking to the front of, which has also recently had power and light fitted and outside sockets, in addition the cottage has a very pleasant and good size rear garden. NO ONWARD CHAIN.

### **Entrance porch**

Double glazed entrance porch with adjacent port hole style windows and further door leading the lounge.

### **Lounge**

14'3 x 10'10

This room has a lovely cosy feel to it with an open fireplace with wooden surround and tiled hearth. Under stair recess space and stairs to the first floor landing, television point, radiator and a double glazed tilt and turn window to the front and circular window to the side.

### **Dining room**

10'11 x 9'8

Plenty of room for a good size table and chairs, double glazed tilt and turn window to the rear and radiator.

### **Kitchen**

10'6 x 5'4

The kitchen comprises of a range of eye level units with part back tiling, matching base units and drawers with work surfaces over. Stainless steel sink, space for fridge/freezer, plumbing for washing machine and space for oven. Tiled floor and a double glazed tilt and turn window and double glazed door to the side and further double glazed window to the rear.

### **Landing**

As mentioned this would we believe have originally been a three bedroom cottage but now has the bathroom upstairs, the landing is a nice and bright with a window to the side and loft access.

### **Bedroom one**

11'6 x 10'1

A good size double room with a double glazed

window tilt and turn to the front with fitted blind, radiator and a built in cupboard/wardrobe.

### **Bedroom two**

10'6 x 7'4

Built in storage cupboard and a double glazed tilt and turn window to the rear and radiator.

### **Bathroom**

Shower bath fitted shower above with screen, close coupled w/c, hand wash basin with vanity cupboards below. Chrome heated towel rail, expel air, double glazed window to the side and fitted blind.

### **Rear garden**



#### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	



#### Referrals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish.  
Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

Crouch Road, Burnham-On-Crouch CM0 8DX  
£259,995

To view this property call  
01621 734300

**S J WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)

