



Hermes Drive, Burnham-On-Crouch CM0 8SW  
£275,000

To view this property call  
01621 734300

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



## The accommodation comprises

---

Situated on The Falklands Estate which is in a prime location for the high street shops, restaurants yacht clubs, riverfront, country park/marina and railway station linked to London Liverpool Street Station.

Offered with NO ONWARD CHAIN this spacious two bedroom semi detached house offers on the ground floor. Good size double glazed porch, entrance hallway with large cupboard that neighbouring properties have added a cloakroom/w/c, kitchen and lean to. The first floor has two double bedrooms and bathroom. Externally the property offers a generous rear garden with gate to the rear parking where there is an allocated space and guest parking.

### **Large entrance porch.**

Double glazed entrance porch which is a very good size, ideal for coats, shoes/boots etc.

### **Entrance door and hallway.**

Wooden entrance door to the hallway which has a large understairs storage cupboard, PLEASE NOTE neighbouring properties have added a cloakroom/w/c in this space

### **Lounge**

12'4 x 12'7'

The lounge is a good size with two double glazed windows to the rear, tv point, radiator, double glazed window to the front and stairs to the first floor landing.

### **Kitchen**

12'4 x 8'9

The kitchen has a range of cream coloured eye level units, matching base units and drawers with wooden work tops over and an inset stainless steel sink. Electric free standing oven, fridge/freezer and washing machine to remain. Double glazed window to the front, double glazed window and door to the rear and a wall mounted boiler, (not tested) and radiator.

### **Landing**

Double glazed window to the front and radiator.

### **Bedroom one**

12'3 x 9'6

Both bedrooms are good size double rooms and this

room has two double fitted wardrobes with above bridging cupboards. Double glazed windows to front and rear and radiator.

### **Bedroom two**

12'6 x 7'6

Another good size double room with double glazed windows to the front and rear and radiator.

### **Bathroom**

Panelled bath, hand wash basin with vanity cupboards below, close coupled w/c and a walk in shower cubicle. Built in linen/storage cupboard, radiator and a double glazed window to the rear.

### **Rear garden**

The garden is a nice size commencing with a patio area and water tap, the remaining garden is laid to lawn. There is a gate to the immediate rear giving you access to the car park and a side access gate to the front.



#### 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		96
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Hermes Drive, Burnham-On-Crouch CM0 8SW  
£275,000

To view this property call  
01621 734300

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

