



27 Silver Road, Burnham-On-Crouch, CM0 8LA

£340,000

- Character family home
- Off street parking
- Three double bedrooms
- Log burner
- Open plan living
- Close to town and river
- 260' rear garden

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Moments from the HIGH STREET and RIVER this former COASTGUARD COTTAGE, dating back to 1886, offers spacious accommodation, with an abundance of CHARACTER FEATURES you would expect in a PERIOD HOME, from panelled walls, wood floors, to replacement sash windows, and a WELL, WITHIN THE 260' REAR GARDEN. Boasting OFF STREET PARKING, THREE DOUBLE BEDROOMS, open plan living to the ground floor, this amazing FAMILY HOME is a must view.



3



1



1



D

Council Tax Band:



Open plan living room and kitchen:-

22'10 x 12'10

Solid wood stable door to front, two double glazed sash windows to rear. Range of base units with tiled splashbacks and solid wood work surfaces. Additional shelving provides additional storage space. Open fireplace with log burner and radiator. Under stair cupboard with steps down providing additional storage space. Doors to rear lobby and staircase.

Rear lobby:-

Solid wood stable door opening to rear garden, door to bathroom.

Bathroom:-

Double glazed window to side, panel bath with mixer tap and shower over, with tiled walls and inset space for bath products. Close coupled wc. Wash basin. Radiator and heated towel rail. Recess for towel storage.

Staircase:-

Solid wood stairs lead passed panelled walls and ceiling to the first floor landing. Doors lead to two double bedrooms. Stairs lead to second floor bedroom and eaves storage.

Bedroom:-

10' x 9'1

Double glazed window to front, built in storage cupboard housing Valiant boiler. Radiator.

Bedroom:-

12'10 x 9'10

Double glazed sash window to rear, built in wardrobe, radiator.

Bedroom;-

13'4 x 11'11 < 9'11

Two sash windows to front, radiator.

Rear garden:-

260

Commencing with a decked area to the rear of the property, leading to a spacious patio before opening to lawn. The garden has an abundance of versatility, with various sheds, trees, shrubs, raised beds, and even a summerhouse in a sunken garden.

Frontage;-

The front of the property provides off street parking, and ample space for bin storage.



Directions

Viewings

Viewings by arrangement only. Call 01621 738738 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC