



BURNHAM
residential

Bespoke hybrid estate agents for Burnham & surrounding villages



15 Normandy Avenue, Burnham-On-Crouch, CM0 8JR

Asking price £300,000

- Semi detached BUNGALOW
- Conservatory/ garden room
- Popular turning
- Modern bathroom
- Close to town
- Fitted kitchen
- Block paved frontage
- Two double bedrooms
- Outbuilding with annexe potential

15 Normandy Avenue, Burnham-On-Crouch CM0 8JR

Located in A POPULAR TURNING, just a SHORT DISTANCE TO TOWN, this semi detached BUNGALOW with TWO DOUBLE BEDROOMS is a must view. The generous garden affords a SUBSTANTIAL OUTBUILDING which would make a perfect office/hobby room, or annexe (STP). A wonderful conservatory/GARDEN ROOM opens to an established rear garden.



Council Tax Band:



Entrance:-

Double glazed door to entrance hall with doors leading to bedrooms, bathroom, and living room.

Bathroom:-

Double glazed window to rear, panel bath with mixer tap and shower over bath and folding screen. Wash basin over vanity unit with integrated wc. Tiled walls..extractor fan. Radiator.

Bedroom:-

11' x 7'10

Double glazed window to front, radiator.

Bedroom:-

11' x 10'

Double glazed double doors to conservatory/garden room, radiator.

Living room:-

12'4 x 10'11 max

Double glazed window to front, opening to kitchen.

Feature fireplace. Storage cupboard. Radiator.

Kitchen:-

9'1 x 6'8

Double glazed door to utility area. Wall and base units with space for oven and dishwasher. Sink and drainer with mixer tap.

Utility area:-

9' x 8'6

Double glazed door to side, double glazed double doors to conservatory. Under counter space and plumbing for washing machine and tumble dryer.

Conservatory/garden room:-

15'8 x 8'11

Double glazed windows to rear, double glazed double doors opening to rear garden.

Rear garden:-

54'

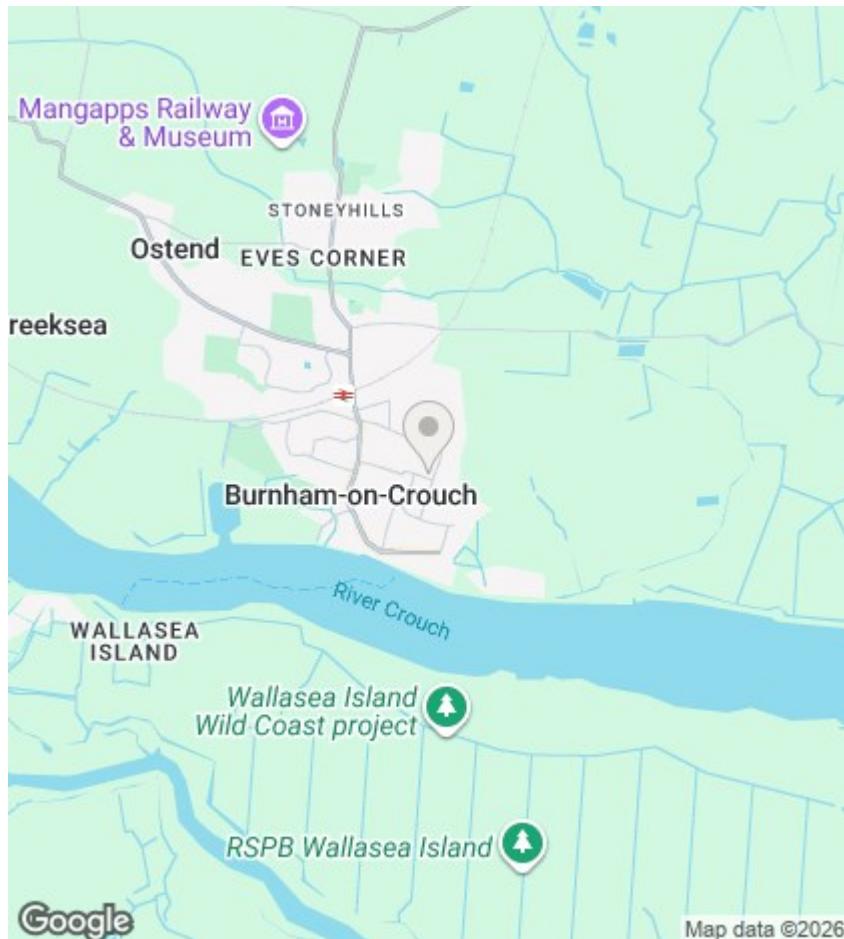
Block paved patio with remainder benefitting an established lawn with a fruit tree. Outbuilding to side.

Frontage:-

Block paved drive offering parking for multiple vehicles.

Outbuilding:-

Call for details.



Directions

Viewings

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

EPC Rating:

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

