



29 Queens Road, Burnham-On-Crouch, CM0 8DY

Asking price £280,000

- Semi detached house
- Off street parking
- Two double bedrooms
- No onward chain
- Two reception rooms
- Rear garden
- Modern fitted kitchen
- Home office

## 29 Queens Road, Burnham-On-Crouch CM0 8DY

Offered with NO ONWARD CHAIN this SEMI DETACHED HOUSE affords TWO DOUBLE BEDROOMS, modern FITTED KITCHEN, bathroom, OFF STREET PARKING, and a GENEROUS SOUTH FACING GARDEN with home office/gym space to the rear. The property also has SOLAR PANELS dramatically reducing electricity bills.



Council Tax Band:



### Entrance Hall:-

Doors to:-

### Kitchen:-

11'0 x 6'4

Double glazed window to rear, range of wall and base units, integrated electric oven with 4 ring hob, sink and drainer unit, space for washing machine and fridge freezer.

### Bathroom:-

Double glazed window to rear, double end panel bath with mixer tap shower over, wash hand basin with mixer tap, wc,

### Dining Room:-

11'5 x 9'2

Fitted cupboards, fire place, leading to:-

### Lounge:-

11'5 11'4

Double glazed bay window to front, radiators.

### First Floor:-

Doors to:-

### Bedroom 1:-

12'7 x 11'5

Double glazed window to front, radiator.

### Bedroom 2:-

9'2 x 8'10

Double glazed window to rear, radiator, air con unit.

### Exterior:-

Decked area, leading to out to office building.





## Directions

## Viewings

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

## EPC Rating:

E

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

