



16 Endeavour Way, Burnham-On-Crouch, CM0 8FY

Guide price £325,000

- Semi detached house
- Ground floor cloakroom
- Two double bedrooms
- West facing garden
- Popular development
- Off street parking
- Modern fitted kitchen
- NO ONWARD CHAIN

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PRICE RANGE £325,000 - £335,000

Offered with NO ONWARD CHAIN this semi detached house boasting TWO DOUBLE BEDROOMS, modern FITTED KITCHEN, and a WEST FACING REAR GARDEN is a must view. OFF STREET PARKING is provided with a DOUBLE LENGTH DRIVEWAY. With KEYS HELD IN BRANCH we can accommodate viewings at your earliest convenience.



Council Tax Band:



Entrance Hall:-

Stairs to first floor, doors to :-

Cloakroom:-

Double glazed UPVC window to side, white suite comprising low level WC and pedestal basin.

Kitchen:-

9'10" x 7'10"

Double glazed UPVC window to front, modern fitted kitchen comprising stainless steel sink and drainer set in roll top surfaces with range of eye and base level units, built in oven with gas hob and extractor over, integrated fridge, freezer, dishwasher and washing machine.

Lounge:-

15' 2" x 13' 11"

Double glazed UPVC double doors with flag windows to rear opening onto the garden, built in storage cupboard.

First Floor:-

Landing:-

Double glazed UPVC window to side, built in storage cupboard, doors to :-

Bedroom One:-

11' 6" x 10' 6" max

Double glazed UPVC window to front, built in wardrobe.

Bedroom Two:-

12' 10" x 8' 8" max

Double glazed UPVC window to rear overlooking the garden, fitted wardrobes, loft access, door to :-

Bathroom:-

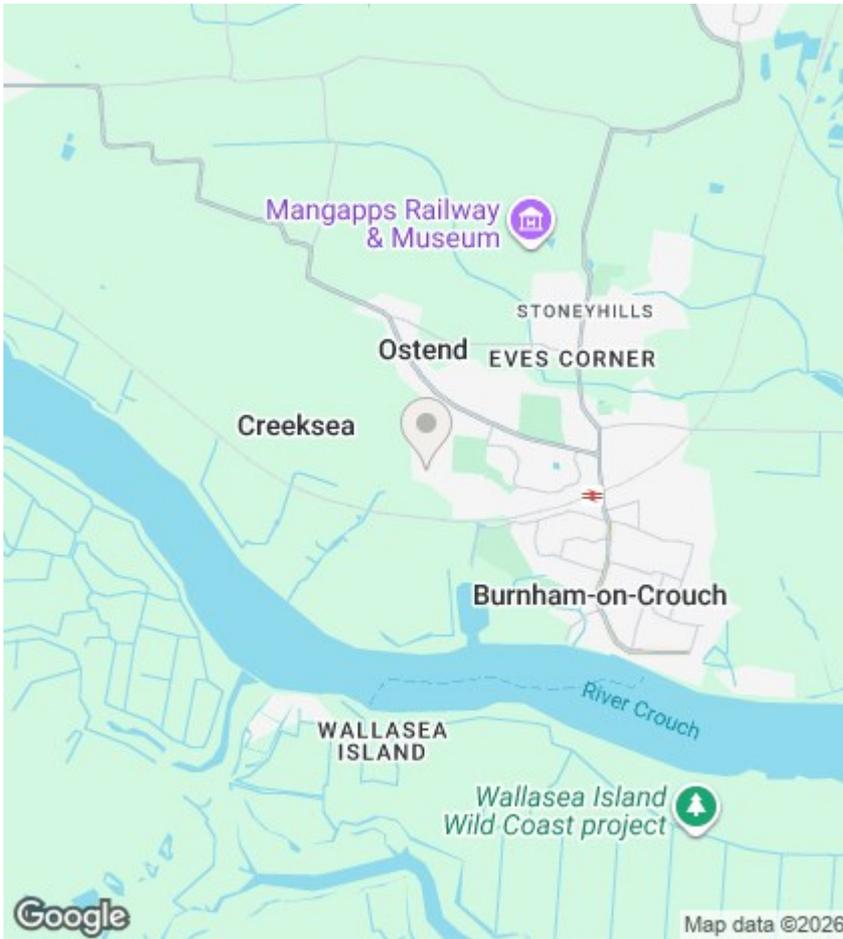
Modern white suite comprising panel bath with shower over, low level WC and pedestal wash basin, part tiled walls.

Rear garden:-

Commencing with a patio area with the remainder lawned to fenced boundaries. Gated side access to driveway. Outside tap.

Driveway:-

Block paved driveway providing off road parking for two vehicles. Gate to rear garden



Directions

Viewings

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

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	
(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	