



11 Hermes Drive, Burnham-On-Crouch, Essex CM0 8SW

Price £250,000

Two bedroom end terraced house with driveway parking excellently located offering easy access to local restaurants, High Street, doctors surgery, supermarket and Burnham's railway station with direct links to London Liverpool Street Station (at peak times). This property would ideally suit either an investor, first time buyer, commuter or retired person. The property boasts a conservatory, gas radiator central heating and a southerly facing rear garden. Energy Rating D.



FIRST FLOOR:**BEDROOM 1: 10'6 x 10'6 (3.20m x 3.20m)**

Double glazed window to rear, radiator, built in over stairs storage cupboard, built in double wardrobe.

BEDROOM 2: 7'6 x 6'8 (2.29m x 2.03m)

Double glazed window to front, radiator.

BATHROOM: 5'11 x 5'9 (1.80m x 1.75m)

Obscure double glazed window to front, suite comprising panelled bath with shower over, close coupled wc and pedestal wash hand basin, tiled walls and floor, extractor fan.

LANDING:

Access to loft space.

GROUND FLOOR:**ENTRANCE PORCH:**

Glazed window opening to front, part glazed entrance door leading to:

LIVING/DINING ROOM: 13'9 x 11'10 (4.19m x 3.61m)

Radiator, under stairs storage cupboard, door and window to conservatory, open to:

KITCHEN: 9'7 x 5'2 (2.92m x 1.57m)

Double glazed window to front, stainless steel sink unit set in roll edged work surface, 4-ring hob with extractor hood over and single oven below, fitted wall and base mounted storage units, space and plumbing for washing machine and fridge/freezer, tiled floor and splashbacks.

CONSERVATORY: 12'10 x 8'10 (3.91m x 2.69m)

Double doors opening to rear garden, radiator.

EXTERIOR - FRONT:

Small flower/shrub bed, driveway parking for 1 vehicle.

REAR GARDEN:

A generous southerly facing rear garden with private side access, planted beds, 2 timber storage sheds with the majority being paved.

TENURE & COUNCIL TAX INFORMATION:

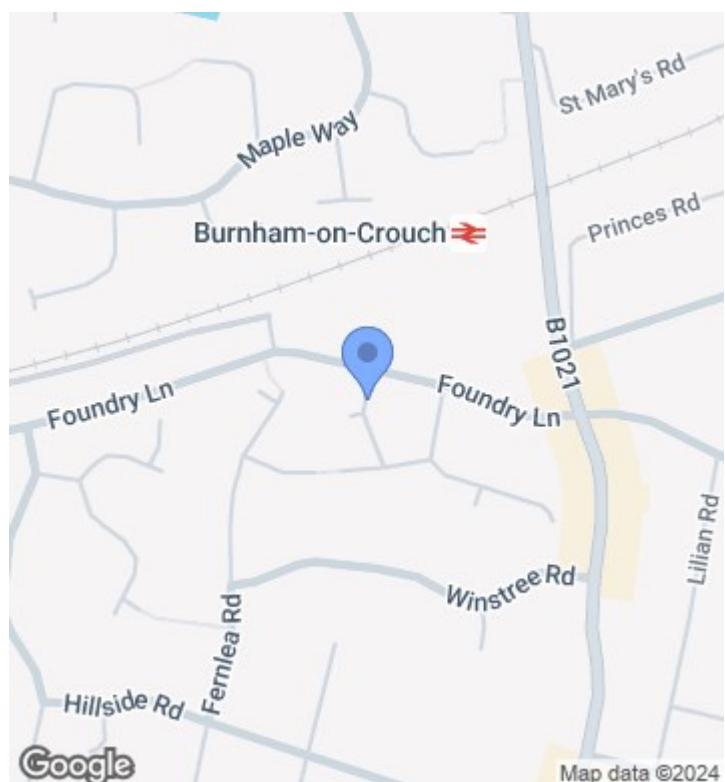
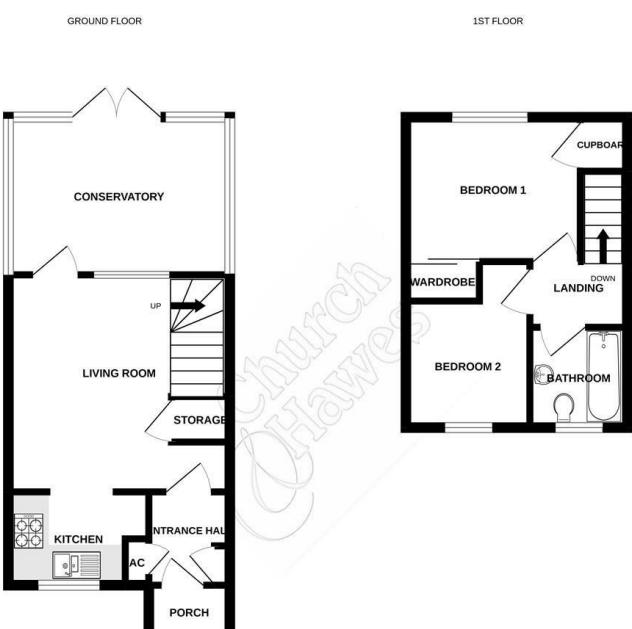
This property is being sold freehold and is Council Tax Band B.

AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

BURNHAM ON CROUCH:

The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are uncommon in small towns. These include two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous public houses, restaurants and individual shops. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. No guarantee is given as to the condition of the property. Made with Metrixpro (2022)