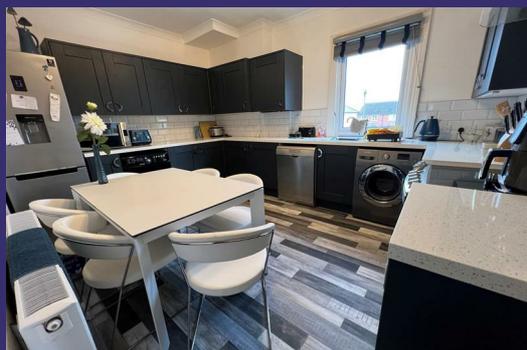




## 62a Station Road, Burnham-on-Crouch, Essex CM0 8HF Guide price £240,000

\*\*\*GUIDE PRICE £240,000 TO £250,000\*\*\* Set in the heart of Burnham is this vastly improved and wonderfully maintained maisonette offering a wealth of spacious living accommodation throughout, private garden and garage. The property represents an ideal first time or investment opportunity with living accommodation commencing with a private entrance on the ground floor leading up to the first floor with a landing providing access to a stunning, light and airy living room, impressive refitted kitchen/diner and equally impressive refitted shower room. The second floor then provides two double bedrooms, one of which is complimented by an en-suite WC. Externally, the property enjoys an attractive, yet low maintenance rear garden in addition to a garage at the rear. A further benefit is that the property is also being sold with a 50% share of the freehold to the building. Energy Rating E.



**GROUND FLOOR:**

**ENTRANCE HALL:**

Part obscure double glazed entrance door to side, staircase up to:-

**FIRST FLOOR:**

**LANDING:**

Double glazed windows to both sides, radiator, built in storage cupboard, staircases to ground and second floors, doors to:-

**LIVING ROOM: 19'7 x 15'6 (5.97m x 4.72m)**

Two double glazed windows to front, radiator, wood effect flooring.

**KITCHEN/DINER: 13'7 x 10'5 (4.14m x 3.18m)**

Double glazed window to rear, refitted kitchen with extensive range of matching 'Shaker' style wall and base mounted storage units and drawers, laminate work surfaces with inset single bowl single drainer sink unit, cooker to remain with glass extractor hood over, space and plumbing for fridge/freezer, dishwasher, washing machine and tumble dryer, part tiled walls, wood effect flooring.

**SHOWER ROOM:**

Obscure double glazed window to rear, heated towel rail, refitted three piece white suite comprising fully tiled walk in shower with glass screen, close coupled WC and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, extractor fan.

**SECOND FLOOR:**

**LANDING:**

Staircase down to first floor, doors to:-

**BEDROOM ONE: 15'6 x 10' (4.72m x 3.05m)**

Double glazed window to front, radiator, built in eaves storage cupboard, wood effect flooring, door to:-

**EN-SUITE:**

Two piece white suite comprising close coupled WC and wall mounted wash hand basin, wood effect flooring.

**BEDROOM TWO: 12'6 x 10' (3.81m x 3.05m)**

Double glazed window to rear, radiator, two built in eaves storage cupboards, access to loft space, wood effect flooring.

**EXTERIOR:**

**REAR GARDEN:**

Low maintenance garden which is partially paved and partially artificially turfed with attractive planted beds to borders, side access path and private access gate leading to front, personal door into rear of:-

**GARAGE:**

Accessed from the rear with up and over door, personal door into rear garden.

**FRONTAGE:**

Side access gate leading to entrance door and courtyard garden.

**AGENTS NOTES:**

Please note that the property is leasehold but is being sold with a 50% share of the freehold to the building and therefore there are no ground rent or maintenance charges. Buildings insurance is shared between this and the neighbouring ground floor property. The property is Council Tax Band B.

**AGENTS NOTES:**

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.

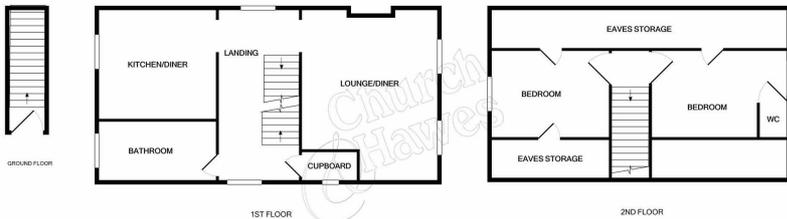
**MONEY LAUNDERING & REFERRALS:**

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

**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



While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. Made with Metropix 10/2021

