



Riverside Road, Burnham-on-Crouch, Essex CM0 8JY
Price £335,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****NO ONWARD CHAIN**** Set along one of Burnham's most favoured turnings, just off of it's historic High Street and within walking distance to the Quay, is this beautifully presented character cottage. Deceptively spacious living accommodation comprises three well proportioned bedrooms, shower room and landing to the first floor while the ground floor is served by a living room, dining room, impressive kitchen, utility room and generously sized family bathroom. Externally the property enjoys a low maintenance courtyard style westerly facing rear garden. The property also boasts double glazed windows and doors, gas radiator central heating system and open fireplace with wood burner. Viewing comes highly advised in order to appreciate the deceptive size and standard of accommodation on offer. Energy Rating E.

FIRST FLOORING - LANDING:

Access to loft space, stairs to ground floor, doors to:

SHOWER ROOM:

Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising fully tiled shower cubicle, corner pedestal wash hand basin and close coupled wc, tiled floor and walls.

BEDROOM 1:

11'9" x 10'11" (3.58 x 3.33)

Double glazed window to front with shutters, radiator, built in wardrobe.

BEDROOM 2:

11'3" x 8'10" (3.43 x 2.69)

Double glazed window to rear, radiator.

BEDROOM 3:

8'8" x 6'7" (2.64 x 2.01)

Double glazed window to rear, radiator.

GROUND FLOOR:

LOUNGE:

13'0" x 11'9" (3.96 x 3.58)

Double glazed bay window and obscure double glazed

entrance door to front both with shutters, radiator, open fireplace with display mantle over, solid wood flooring, door to:

DINING ROOM:

14'2" x 11'9" (4.32 x 3.58)

Double glazed window to rear, radiator, fireplace with inset log burner and display mantle over, staircase to first floor, built in under stairs storage cupboard, solid wood flooring, door to:

KITCHEN:

14'2" x 6'7" (4.32 x 2.01)

Two double glazed windows to side and obscure double glazed entrance door to side, extensive range of matching wall and base mounted units, roll top work surface, inset 1 ½ bowl ceramic sink/drain unit, built in 4-ring gas hob with extractor hood over, built in double oven, space and plumbing for dish washer, part tiled walls, tiled floor, wall mounted boiler cupboard, spotlights, door to:

UTILITY ROOM:

6'3" x 6'2" (1.91 x 1.88)

Obscure double glazed window to side, space for American style fridge/freezer, space and plumbing for washing machine below roll top work surface, 2 narrow matching base mounted cupboards, spotlights, continuation of tiled floor, door to:

FAMILY BATHROOM:

Double glazed window to side, obscure double glazed window to side, radiator, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap and shower over with tiled splash back, close coupled wc and vanity wash hand basin with storage cupboard and drawers with tiled splash back, wall mounted cabinet, spotlights, continuation of tiled floor.

EXTERIOR - REAR GARDEN:

Low maintenance paved courtyard garden with timber storage shed, side access gate and path leading to:

FRONTAGE:

Small paved frontage with side access path and gate leading to rear garden.

TENURE & COUNCIL TAX:

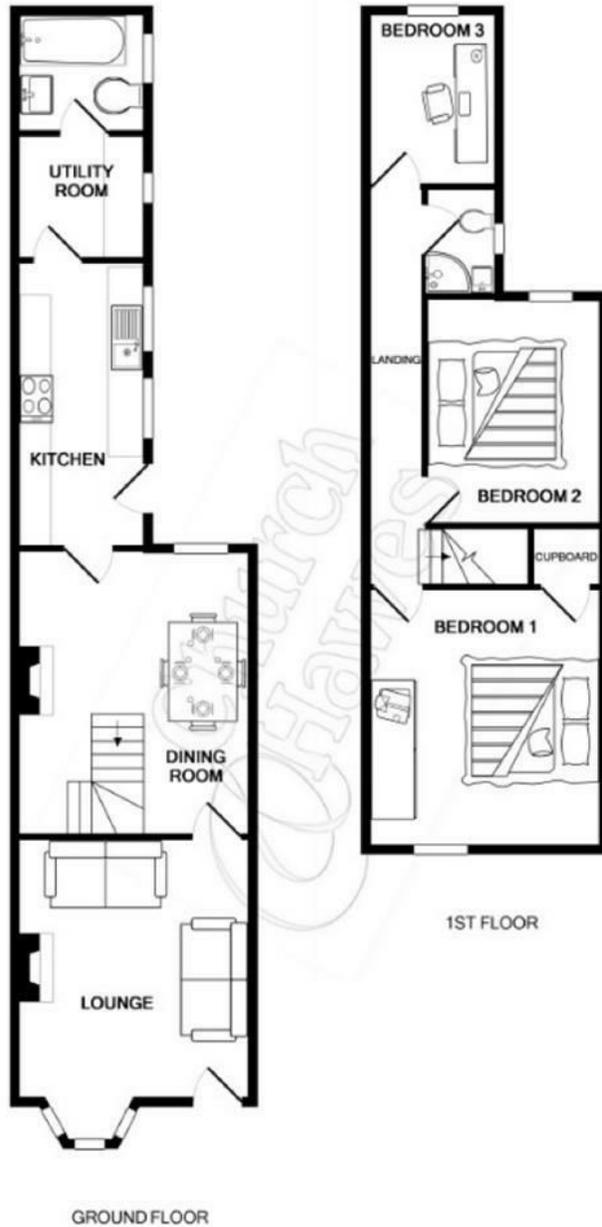
This property is being sold freehold and is Council Tax Band C.

BURNHAM-ON-CROUCH:

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 7,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including 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 individual shops, public houses and restaurants. 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.

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.



Whilst every attempt 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 error, omission, or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.
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