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103 Leslie Park, Burnham-on-Crouch, Essex CM0 8SY Guide price £200,000

****GUIDE PRICE £200,000 TO £210,000**NO ONWARD CHAIN**** Set in the corner of a quiet cul-de-sac within one of Burnham's most favoured modern developments is this ideal first time or investment purchase. The property is positioned favourably within walking distance of Burnham's historic High Street and it's array of pubs, restaurants and sailing clubs as well as further amenities including supermarket, doctors surgery, post office, schools and railway station which offers direct links into London Liverpool Street. the property does require a degree of modernisation, however deceptively spacious living accommodation commences with an entrance porch opening to a dual aspect living/dining room which in turn leads to a kitchen at the rear. The first floor then offers a landing leading to an impressively sized double bedroom with built in wardrobe and bathroom. Externally, the property enjoys the benefit of a well presented rear garden while off road parking is on offer via an allocated space at the rear of the property. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating C.



FIRST FLOOR:

LANDING:

Double glazed window to rear, airing cupboard housing hot water cylinder, further built in storage cupboard, access to loft space, staircase down to ground floor, doors to:

BEDROOM: 11'1 x 9'7 (3.38m x 2.92m)

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

BATHROOM:

Obscure double glazed window to rear, radiator, 3 piece suite comprising panelled bath with mixer tap and shower over, close coupled wc and pedestal wash hand basin with tiled splashback, part tiled walls, wall mounted cabinet.

GROUND FLOOR:

ENTRANCE:

Part obscure double glazed composite entrance door to side, double glazed window to front, wood effect floor, open to:

LIVING/DINING ROOM: 14'11 x 14'3 > 6'2 (4.55m x 4.34m > 1.88m)

Dual aspect room with double glazed window to front and double glazed French style doors opening onto garden, radiator, staircase to first floor, wood effect floor, arch opening into:

KITCHEN: 7'10 x 6'6 (2.39m x 1.98m)

Double glazed window to rear, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 1/2 bowl/single drainer sink unit, cooker to remain with extractor over, space and plumbing for washing machine and fridge/freezer, part tiled walls, wall mounted boiler.

EXTERIOR - REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with planted shrubs to borders, timber storage shed, exterior cold water tap, rear access gate leading to:

PARKING:

Allocated parking for one vehicle at rear of property.

FRONTAGE:

Slate chipped frontage with path leading to front entrance door and to exterior storage cupboard.

TENURE & COUNCIL TAX BAND:

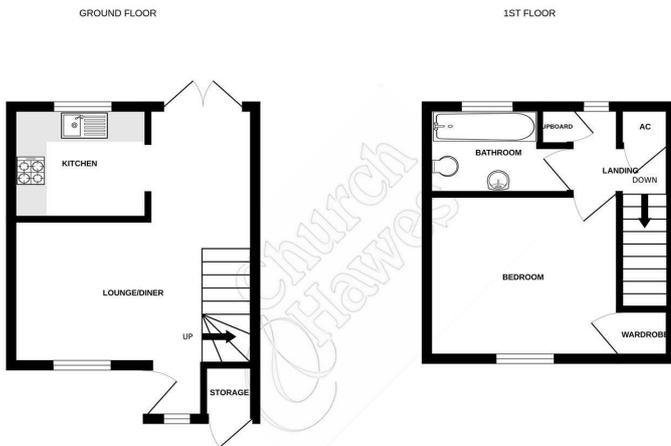
This property is being sold freehold and is Council Tax Band B.

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 9,500 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 floorplan 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. They shall be 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 as to their operability or efficiency can be given.
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