



**14 Fernlea Road, Burnham-on-Crouch, Essex CM0 8EJ**

**Asking price £275,000**

**\*\*NO ONWARD CHAIN\*\*** Set along one of Burnham's most sought after central turnings is this deceptively spacious and well presented link-detached bungalow. The property is positioned on a no through road with the picturesque Country Park, marina and strolls along the River Crouch all within walking distance in addition to the historic High Street. Living accommodation commences with an entrance hall leading to a dual aspect living room which in turn leads to an inner hall which provides access to two well proportioned double bedrooms, shower room and impressively sized kitchen/breakfast room. Externally, the property enjoys a low maintenance rear garden while the frontage is of equally low maintenance and also provides access to a garage. Properties in this most favoured of locations are generally of high demand so an early internal inspection is strongly advised. Energy Rating D.



**ENTRANCE HALL:**

Obscure double glazed entrance door to front, radiator, door to:

**LIVING ROOM: 16'5 x 11'10 (5.00m x 3.61m)**

Dual aspect room with double glazed windows to front and side, 2 radiators, wall mounted gas fire, door to:

**INNER HALL:**

Access to loft space, doors to:

**BEDROOM 1: 11'11 x 11'2 (3.63m x 3.40m)**

Double glazed window to front, radiator.

**BEDROOM 2: 9'4 x 8'11 (2.84m x 2.72m)**

Double glazed window to front, radiator.

**SHOWER ROOM:**

Obscure double glazed window to rear, 3 piece white suite comprising fully tiled shower cubicle, wall mounted wash hand basin and low level WC, part tiled walls, wood effect floor, inset downlights, extractor fan.

**KITCHEN/BREAKFAST ROOM: 11'11 x 9'5 (3.63m x 2.87m)**

Dual aspect room with obscure double glazed entrance door and window to side and double glazed windows to rear, extensive range of cream gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring gas hob with extractor hood over and oven below, space and plumbing for washing machine and fridge/freezer, airing cupboard housing hot water cylinder and 'Vaillant' boiler, wood effect floor, inset downlights.

**EXTERIOR - REAR GARDEN:**

Low maintenance paved garden with planted beds to borders, storage shed, side access gate and path leading to:

**FRONTAGE:**

Low maintenance block paved frontage leading to entrance door, side access gate leading to rear garden, driveway providing off road parking and access to:

**GARAGE:**

Electric up and over door to front, power and light connected.

**TENURE & COUNCIL TAX:**

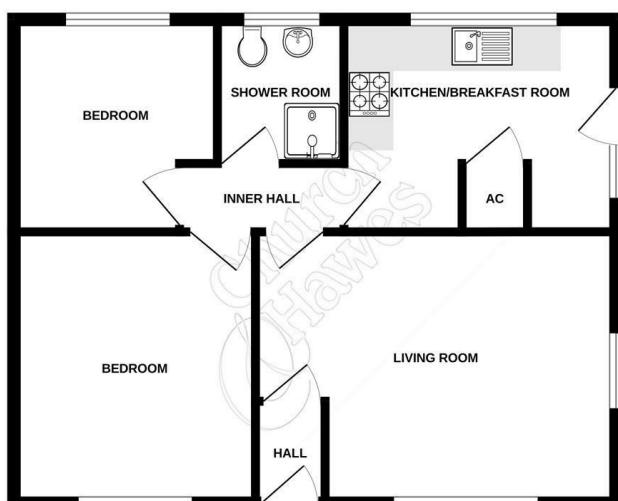
This property is being sold freehold and is Council Tax Band D.

**BURNHAM-ON-CROUCH**

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renowned 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 floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers are advised to make their own measurements. The services, systems and appliances shown have not been tested and no guarantee as to their condition or performance can be given.

