



Dorset Road, Burnham-On-Crouch , Essex CM0 8EB
Price £275,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Available with No Onward Chain. Located in the centre of Burnham-on-Crouch is this well presented two bedroom home, representing an ideal first time purchase, finished to a good standard throughout. Accommodation includes 2 first floor bedrooms served by a refitted bathroom whilst the ground floors offers a generous living room and open plan kitchen/diner. Externally there is a low maintenance secluded rear garden and frontage which is blocked paved. EPC E.



FIRST FLOOR:

MASTER BEDROOM: 14'5 x 12'0 (4.39m x 3.66m)

Double glazed window to front, radiator, downlights.

BEDROOM 2: 10'2 x 9' (3.10m x 2.74m)

Double glazed window to rear overlooking rear garden, radiator.

BATHROOM: 8' x 6'11 (2.44m x 2.11m)

Obscure double glazed window to rear, chrome heated ladder towel rail, recently refitted 3 piece white suite comprising bath with shower over and glass screen, close coupled wc and pedestal wash hand basin, fully tiled walls and flooring, extractor fan, downlights.

LANDING:

Access to loft space, downlights, staircase to:

GROUND FLOOR:

LIVING ROOM: 17'6 x 11'11 (5.33m x 3.63m)

Double glazed window to front, radiator, laminate flooring, built in storage cupboard under stairs, doors to:

KITCHEN/DINING ROOM: 17'6 x 10'3 (5.33m x 3.12m)

Two double glazed windows to rear, part glazed door opening to rear garden, radiator, 1 1/2 bowl ceramic sink unit set in roll edged work surface, 4-ring gas hob with extractor hood over, built in eye level double oven and grill, range of cream 'Shaker' style matching wall and base mounted units, tiled splashbacks, space and plumbing for washing machine and tumble dryer, space for fridge/freezer, concealed wall mounted Glow-worm combination gas boiler, laminate flooring, pendant lighting.

EXTERIOR - REAR GARDEN:

Mainly laid to lawn with fenced borders.

FRONT:

Block paved frontage providing off road parking.

TENURE & COUNCIL TAX BAND:

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

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.

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

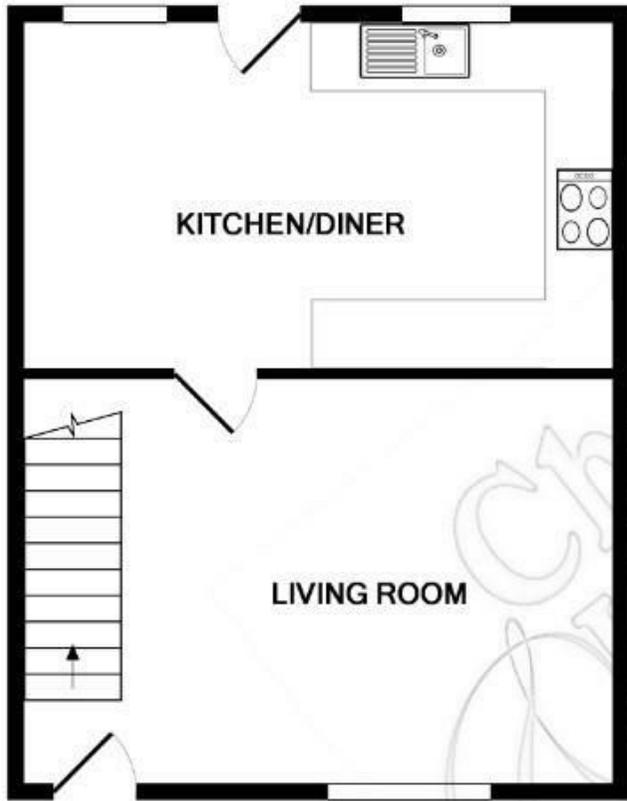
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly 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:

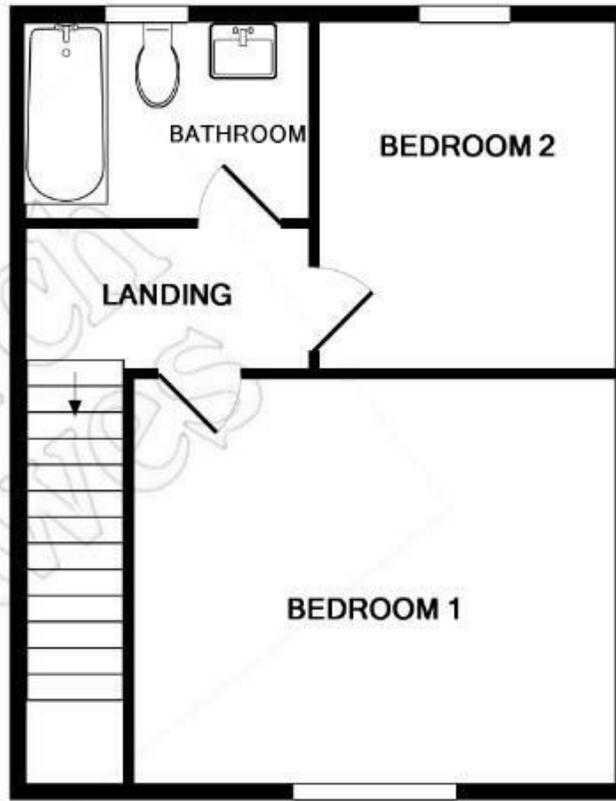
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, independent 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.





GROUND FLOOR



1ST FLOOR

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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