



Station Road, Burnham-on-Crouch, Essex CM0 8HJ
Price £250,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****CHARMING CHARACTER COTTAGE IN CENTRE OF BURNHAM!!**** Positioned favourably in the heart of Burnham within a 5 minute stroll to both walks along the River Crouch, Country Park, Marina, Yacht/Sailing Clubs and historic High Street with its array of shops, public houses and restaurants, is this charming character cottage. The property represents an ideal first time or investment purchase and while it does require a degree of modernisation, it also offers spacious living accommodation commencing on the ground floor with a generously sized living/dining room which in turn leads to a kitchen opening to a breakfast area at the rear and bathroom. The first floor then comprises two double bedrooms, one of which is complimented by a built in wardrobe. Externally, the property enjoys a low maintenance courtyard garden at the rear while the generous block paved frontage provides potential off road parking for two vehicles. Viewing this property is strongly advised. Energy Rating D.



FIRST FLOOR:

BEDROOM ONE: 11'5 x 10'5 (3.48m x 3.18m)

Double glazed sash window to front with fitted white shutters, built in wardrobe.

BEDROOM TWO: 12'1 x 8'6 (3.68m x 2.59m)

Double glazed window to rear with fitted white shutters, access to loft space, staircase down to:-

GROUND FLOOR:

LIVING/DINING ROOM: 20'6 x 12' > 10'5 (6.25m x 3.66m > 3.18m)

Part obscure glazed entrance door to front, double glazed sash window to front with fitted white shutters, two radiators, staircase to first floor, electric fire with display mantle over, arch opening to:-

KITCHEN/BREAKFAST ROOM: 16'10 x 10'5 > 4'3 (5.13m x 3.18m > 1.30m)

Double glazed sliding patio door to rear, double glazed skylight window, radiator, range of matching wall and base mounted storage units and drawers, work surfaces with inset single bowl double drainer sink unit, space for cooker, fridge, freezer and washing machine, part tiled walls, wood effect flooring, wall mounted boiler, door to:-

BATHROOM:

Double glazed skylight window, radiator, three piece suite comprising panelled bath, pedestal wash hand basin with wall mounted cabinet over and low level WC, tiled walls and floor.

EXTERIOR:

COURTYARD GARDEN:

Low maintenance courtyard garden which is paved throughout with planted bed to rear boundary.

FRONTAGE:

Block paved driveway providing potential parking for two vehicles.

TENURE & COUNCIL TAX:

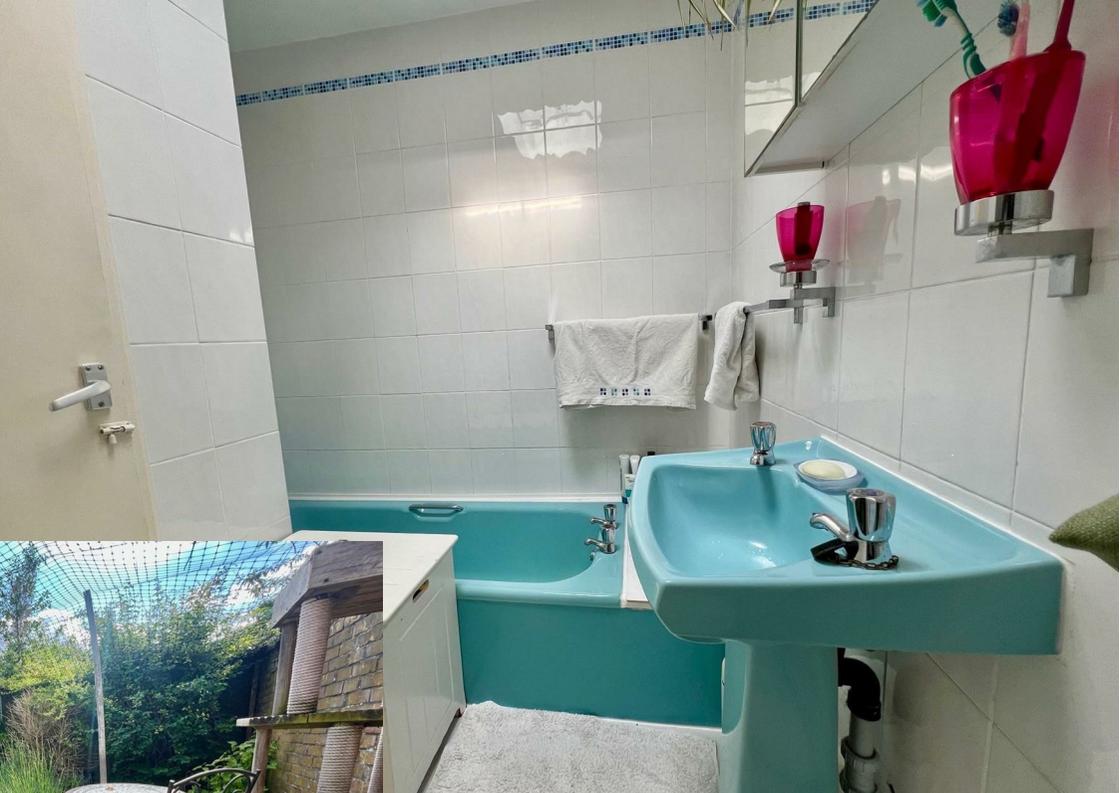
This property is being sold freehold and is Tax Band B.

BURNHAM-ON-CROUCH:

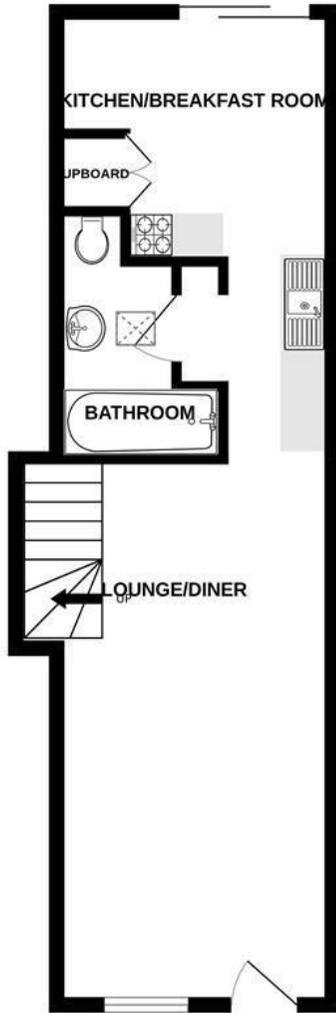
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many 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 NOTES:

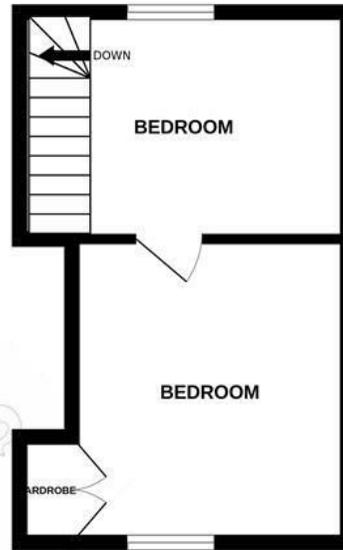
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.



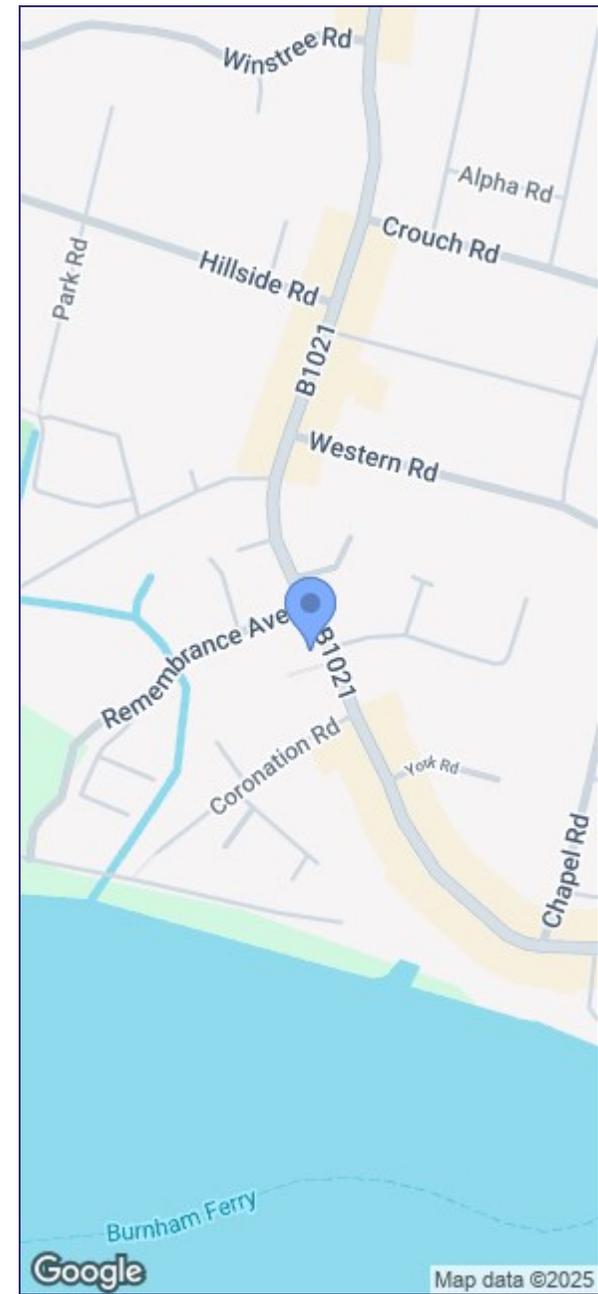
GROUND FLOOR



1ST FLOOR



Church Hawes



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. 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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