



Riverside Road, Burnham-on-Crouch, Essex CM0 8JY
Price £395,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****NO ONWARD CHAIN**** Set favourably along one of Burnham's most sought after central turnings just off of the High Street and therefore within walking distance of its array of local amenities including pubs, restaurants, shops, walks along the River Crouch, marina and railway station is this detached family home. The property does require significant improvement/modernisation throughout, however, offers substantial potential with spacious living accommodation commencing on the ground floor with a generously sized entrance hall leading to a living room, dining room, cloakroom and kitchen with adjoining utility room. A staircase then leads up to a light and airy landing which in turn provides access to a family bathroom and three double bedrooms, one of which is complimented by an en-suite shower room. Externally, the property enjoys a substantial rear garden while the frontage provides extensive off road parking via a driveway which also provides access to a double garage. Whilst the property does require the aforementioned modernisation, it does offer notable features including replacement sealed unit double glazing throughout as well as gas fired radiator central heating served by a boiler that was installed only 2 years ago. Due to the favoured location in which this property sits, interest is expected to be high so an early inspection is strongly advised. Energy Rating D.

FIRST FLOOR:

LANDING:

Double glazed window to side, airing cupboard housing hot water cylinder, access to loft space, staircase down to Ground Floor, doors to:

BEDROOM 1:

16'3 x 12'10 (4.95m x 3.91m)

Triple aspect room with double glazed window to front and double glazed windows to either side, radiator, access to loft space, door to:

EN-SUITE:

Obscure double glazed window to side, radiator, 3 piece suite comprising fully tiled shower cubicle, close coupled WC and pedestal wash hand basin, tiled walls.

BEDROOM 2:

13' x 9'10 > 7'11 (3.96m x 3.00m > 2.41m)

Double glazed window to rear, radiator, access to loft space.

BEDROOM 3:

10'11 x 9'5 (3.33m x 2.87m)

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

FAMILY BATHROOM:

Obscure double glazed window to side, radiator, 3 piece suite comprising panelled bath, close coupled WC and pedestal wash hand basin, tiled walls.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed entrance door and window to side, radiator, staircase to First Floor, doors to:

LIVING ROOM:

16'7 x 13' (5.05m x 3.96m)

Double glazed sliding patio door opening onto rear garden, 2 radiators, exposed brick fireplace, open to:

DINING ROOM:

13'8 > 10'9 x 9'5 (4.17m > 3.28m x 2.87m)

Double glazed window to rear, radiator.

CLOAKROOM:

Obscure double glazed window to front, radiator, 2 piece suite comprising close coupled WC and wall mounted wash hand basin, tiled walls.

KITCHEN:

10'10 x 9'4 (3.30m x 2.84m)

Dual aspect room with double glazed windows to front and side, radiator, range of matching wall and base mounted storage units and drawers, roll edged work surface with inset single bowl/single drainer sink unit, fitted cooker and fridge/freezer, part tiled walls, open to:

UTILITY:

9'4 x 4'7 (2.84m x 1.40m)

Double glazed window to side, radiator, solid wood work surface with space and plumbing below for tumble dryer and washing machine, wall mounted boiler.

EXTERIOR - REAR GARDEN:

Mainly laid to lawn with mature planted trees to border, side access gate leading to front, up and over door and personal door into rear of:

DOUBLE GARAGE:

Twin up and over doors to front, up and over and personal door to rear into garden, power and light connected, accessed via:

FRONT:

Shingled driveway providing off road parking for 2/3 vehicles, access to double garage, side access gate from Hardings Reach into rear garden.

TENURE & COUNCIL TAX BAND:

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

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.

GROUND FLOOR



1ST FLOOR



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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