

www.churchandhawes.com

156 Station Road, Burnham on Crouch,
Essex, CM0 8HJ

Tel: 01621 782652

burnham@churchandhawes.com

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



69 Chapel Road, Burnham-on-Crouch, Essex CM0 8JD Price £250,000

****NO ONWARD CHAIN**** Set along one of Burnham's most favoured central turnings just off it's historic High Street is this semi detached cottage. The property does require extensive modernisation/improvements throughout but offers good potential with living accommodation currently comprising a living room, dining room, kitchen, bathroom with adjoining but separate WC and two double bedrooms to the first floor. Externally there is a generous rear garden measuring approx. 75' which is currently very overgrown. Although we believe gas is piped to the property, there is currently no central heating installed. Keys held for immediate viewing. Energy Rating G.



FIRST FLOOR:

LANDING:

Doors to:-

BEDROOM ONE: 12' x 10'5 (3.66m x 3.18m)

BEDROOM TWO: 12' x 9'7 (3.66m x 2.92m)

GROUND FLOOR:

LIVING ROOM: 11'11 x 9'8 (3.63m x 2.95m)

DINING ROOM: 11'11 x 10'6 (3.63m x 3.20m)

KITCHEN: 9'9 x 8'1 (2.97m x 2.46m)

BATHROOM: 5'5 x 4'6 (1.65m x 1.37m)

With adjoining but separate WC.

EXTERIOR:

REAR GARDEN: approx 75' (approx 22.86m)

Currently overgrown but 75' in length.

FRONTAGE:

Small low maintenance frontage leading to front entrance.

AGENTS NOTE:

Although there appears to be no structural issues on first inspection with regards the property itself and rood it property has been vacant for some time and is in need of extensive improvements including installation of central heating, rewiring and general repair throughout.

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.

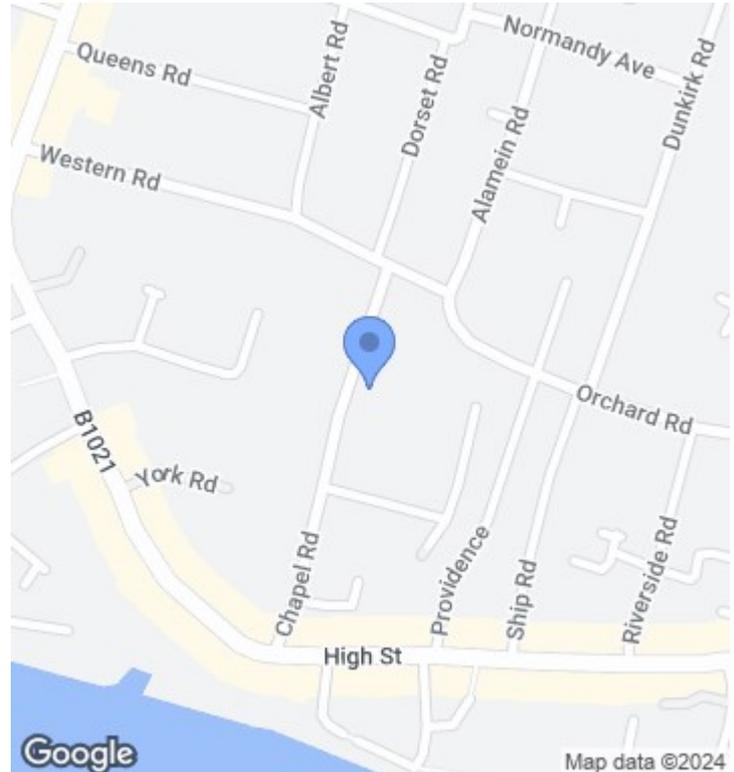
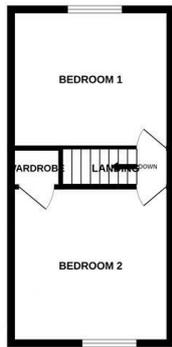
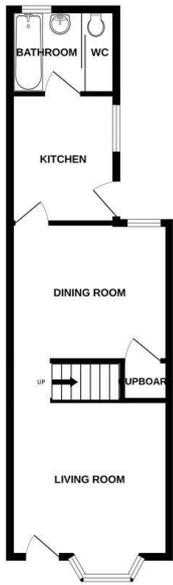
AGENTS NOTES:

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



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 errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. No guarantee is given as to the accuracy of the floorplan. The services, appliances and equipment shown here are not guaranteed and no guarantee is given as to their operability or efficiency can be given. Map data ©2024