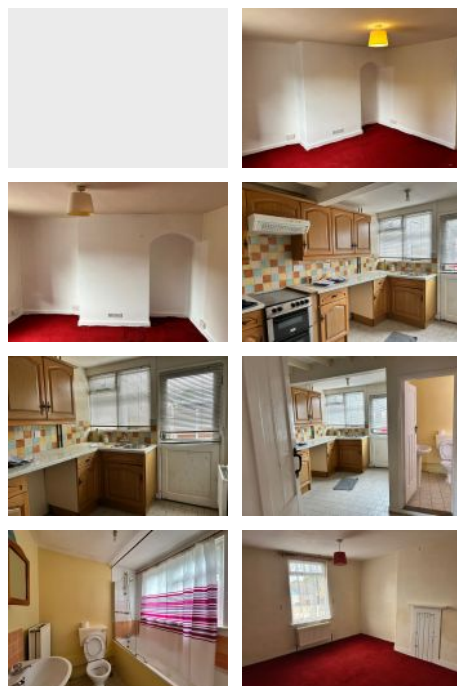




Semi-Detached: Althorne

**Guide Price
£195,000**

RAYLEIGH OFFICE

For further information or to arrange
to view this property please call

01268 783377

A charming two-bedroom semi-detached cottage with potential for refurbishment, set in the desirable village of Althorne. Offered with vacant possession and freehold tenure, this property will appeal to investors, renovators and owner occupiers alike.

DETAILS

LOCATION

Nestled on the outskirts of Althorne, the cottage enjoys excellent access to countryside walks and village amenities, while being only 3.3 miles from Burnham-on-Crouch - a vibrant riverside town renowned for its sailing and watersports. Maldon lies approximately 5.5 miles away, offering a wide range of shops, restaurants and leisure facilities including the popular Promenade Park and Zoo and Maldon Wick Nature Reserve.

For commuters, Althorne railway station is just 1.1 miles from the property,

providing direct links into London Liverpool Street.

(Distances are approximate, measured "as the crow flies").

THE PROPERTY

The cottage provides well-arranged accommodation, with scope for modernisation and personalisation throughout.

Ground floor

Wooden front door to -

Living room: (3.66m (max) x 3.51m) with window to front, feature fireplace and door to:

Kitchen: (4.14m (max) x 2.90m) with door to garden, tiled flooring and fitted high and low level units.

Bathroom: (1.93m x 1.80 (max)) comprising bath with shower over, WC and basin.

First floor

Landing with doors to -

Bedroom 1: (3.63m (max) x 3.53m) with window to front and built-in wardrobe.

Bedroom 2: (3.23m (max) x 2.21m) with window overlooking garden, storage cupboard and loft access.

Outside

The property benefits from gated side access leading to the rear garden enclosed by panel fencing. The garden is mainly laid to lawn with a small hardstanding area and a useful brick-built shed.

This delightful cottage offers a rare opportunity to create a characterful home in a sought-after village setting. With excellent transport links, nearby countryside and access to coastal leisure activities, it represents an exciting project for those looking to add value.

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or

warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Viewing of the property is entirely at the risk of the enquirer and strictly by appointment. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water and electricity are connected. There is gas central heating and private drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band B.

EPC

The property is classed as Band D.

RESTRICTIVE COVENANTS/EASEMENTS

The property is sold subject to any easements, quasi easements, wayleaves, rights of way or obligations whether mentioned in these particulars or not.