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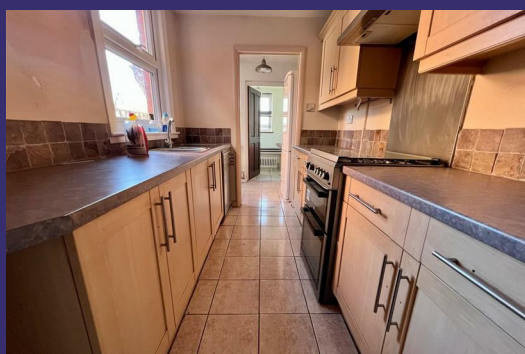
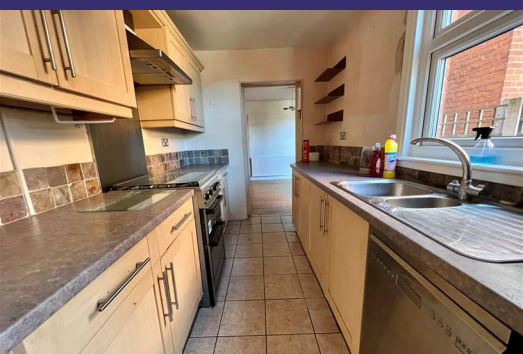
Est.1977

Estate Agents, Valuers, Letting & Management Agents



32 Station Road, Burnham-on-Crouch, Essex CM0 8BQ Guide price £250,000

***NO ONWARD CHAIN *** GUIDE PRICE OF £250,000 - £260,000 *** Occupying a sought after central position within walking distance of Burnham's High Street, railway station, doctors surgery and post office is this deceptively spacious cottage. The property does require a degree of modernisation, however, offers generous living space comprising two spacious reception rooms and kitchen with adjoining utility area/lobby and bathroom at the rear. The first floor then offers a landing leading to three well proportioned bedrooms as well as a shower room. Externally, the property enjoys a low maintenance rear garden and frontage. Demand in this property is expected to be high so an early internal inspection is strongly advised to avoid disappointment. Energy Rating D.



FIRST FLOOR:

LANDING:

Access to loft space, staircase down to Ground Floor, doors to:

BEDROOM 1: 11'1 x 10' (3.38m x 3.05m)

Double glazed window to front, radiator, cast iron fireplace, built in wardrobe, exposed wood floorboards.

BEDROOM 2: 10'11 x 8'2 (3.33m x 2.49m)

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

BEDROOM 3: 10'8 > 9'4 x 6'8 (3.25m > 2.84m x 2.03m)

Double glazed window to rear, radiator, airing cupboard housing boiler and hot water cylinder, exposed wood floorboards.

SHOWER ROOM: 4'11 x 3'9 (1.50m x 1.14m)

Obscure double glazed window to side, three piece white suite comprising fully tiled curved corner shower with sliding glass doors, close coupled WC and wall mounted corner wash hand basin, tiled walls and floor, inset downlights.

GROUND FLOOR:

LIVING ROOM: 12'4 > 9'11 x 11'1 (3.76m > 3.02m x 3.38m)

Part obscure double glazed composite entrance door to front, double glazed window to front, radiator, chimney breast with inset open fire, exposed wood floorboards, door to:

DINING ROOM: 11'1 x 10'11 (3.38m x 3.33m)

Double glazed window to rear, radiator, chimney breast with inset open fire, built in under stairs storage cupboard, exposed wood floorboards, doorway to:

KITCHEN: 9'6 x 6'7 (2.90m x 2.01m)

Double glazed window to side, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, cooker to remain with extractor hood over, space and plumbing for dishwasher, tiled splash backs, tiled floor, doorway to:

UTILITY: 6'7 x 4'8 (2.01m x 1.42m)

Obscure double glazed entrance door to side, radiator, space and plumbing for fridge/freezer and washing machine, continuation of tiled floor, door to:

FAMILY BATHROOM: 6'3 x 6'1 (1.91m x 1.85m)

Obscure double glazed window to rear, three piece suite comprising bath with antique style mixer tap and shower attachment, pedestal wash hand basin and close coupled WC, part tiled walls, tiled floor, extractor fan.

EXTERIOR - REAR GARDEN:

Low maintenance rear garden which is partly laid to lawn, paved and shingled, side access gate with path leading to:

FRONTAGE:

Small low maintenance frontage with dwarfed brick wall to front boundary.

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.

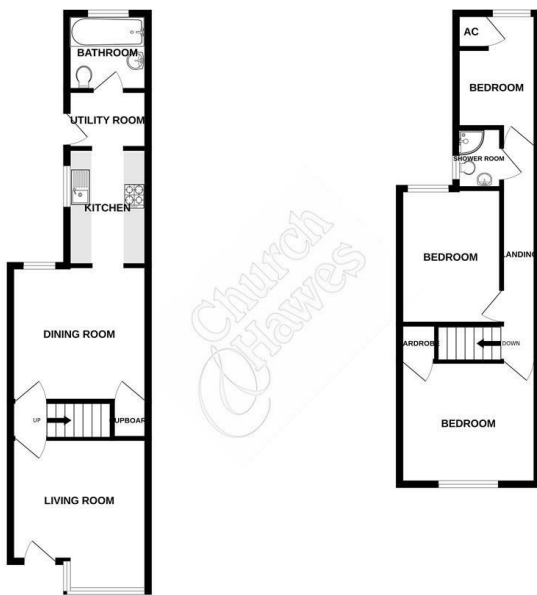
AGENTS NOTE:

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.

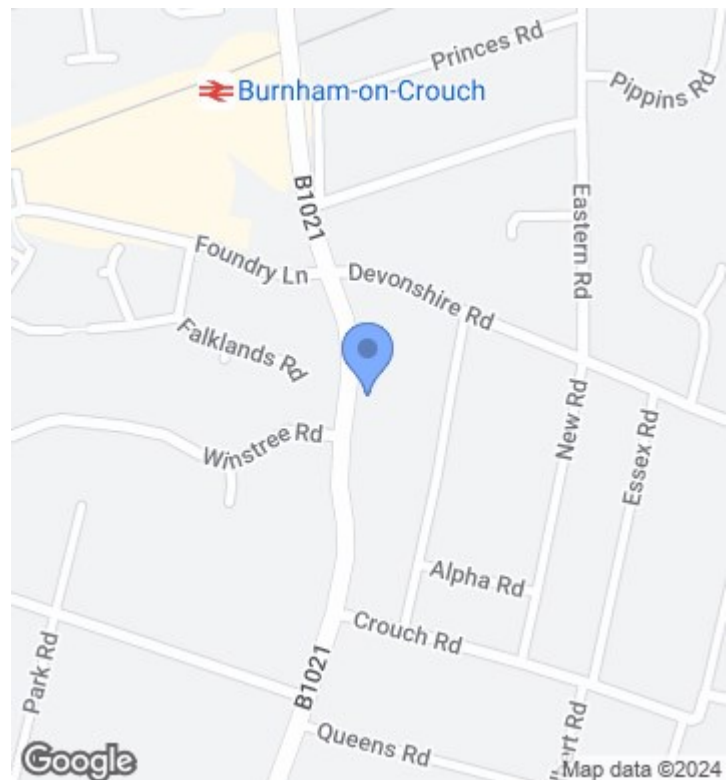


GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The services, appliances and fixtures shown hereon are shown in place and no guarantee as to their quantity or efficiency can be given. Made with MetreX 12/20