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Church & Hawes

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Marsh Road, Burnham-On-Crouch, Essex CM0 8NB Guide price £325,000

****GUIDE PRICE £325,000 - £330,000**NO ONWARD CHAIN**** Set on the outskirts of Burnham with stunning farmland views to both the front and rear, is this semi-detached farm cottage offering generously sized living accommodation throughout as well as an impressive 110' rear garden. Whilst positioned on the outskirts of Burnham, the property is still favourably positioned within a short drive to Burnham's railway station, historic High Street, marina and tranquil walks along the River Crouch. Deceptive living space commences on the ground floor with an entrance hall leading to a dual aspect living/dining room, kitchen, family bathroom, rear lobby and boiler room. The first floor then offers a landing leading to three bedrooms which offer stunning farmland views to both the front and rear. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating D.



FIRST FLOOR:

LANDING:

Double glazed window to side, access to loft space, staircase down to Ground Floor, doors to:

BEDROOM 1: 11'4 > 10'4 x 10'5 (3.45m > 3.15m x 3.18m)

Double glazed window to front, radiator, built in double wardrobe, further built in storage cupboard.

BEDROOM 2: 10'5 x 7'5 (3.18m x 2.26m)

Double glazed window to rear, radiator.

BEDROOM 3: 7'3 x 7'1 (2.21m x 2.16m)

Double glazed window to rear, radiator.

GROUND FLOOR:

ENTRANCE HALL:

Part obscure double glazed entrance door to front, radiator, staircase to First Floor, door to:

LIVING/DINING ROOM: 21'5 x 15' > 11'1 (6.53m x 4.57m > 3.38m)

Double glazed windows to front and side, 3 radiators, wood effect floor, door to:

INNER HALLWAY:

Obscure double glazed entrance door to front, radiator, tiled floor, access to loft space, doors to:

KITCHEN: 10'6 x 8'10 (3.20m x 2.69m)

Double glazed window to rear, radiator, extensive range of wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring electric hob with extractor hood over and oven below, space and plumbing for fridge/freezer, part tiled walls, tiled floor.

REAR LOBBY: 5'4 x 4'2 (1.63m x 1.27m)

Double glazed entrance door to rear, tiled floor.

FAMILY BATHROOM:

Obscure double glazed window to rear, radiator, 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, close coupled WC and pedestal wash hand basin, part tiled walls, tiled floor.

BOILER ROOM:

Obscure double glazed window to side, base mounted oil fired boiler with wooden work surface over, tiled floor.

EXTERIOR - REAR GARDEN: approx 110' (approx 33.53m)

Commencing with a large paved patio seating area leading to remainder which is mainly laid to lawn backing onto fields at rear, timber storage shed, brick built bbq, oil storage tank, exterior cold water tap and power point, side access gate leading to:

FRONTAGE:

Driveway providing off road parking for up to 3 vehicles, side access into rear garden.

TENURE & COUNCIL TAX BAND:

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

AGENTS NOTE:

There is an additional parking space to the left hand side of the pair of cottages that the vendors will be retaining but will also be willing to rent to any new owner for £150 per annum.

There is a Klargester sewerage system in place which serves all 8 cottages, all of which make an annual contribution towards this - amount TBC.

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.

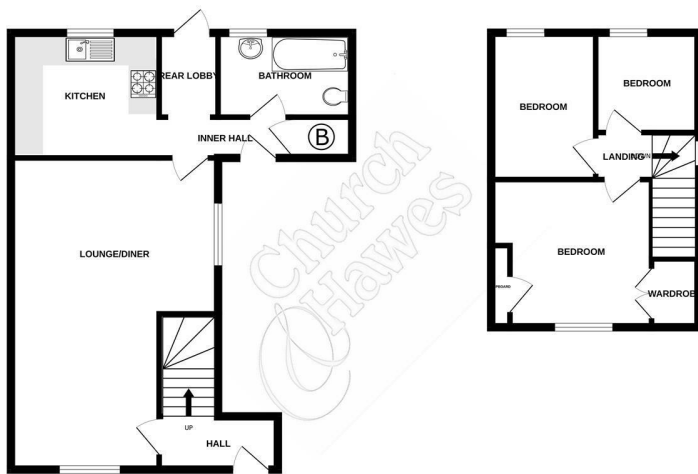
AGENTS NOTES:

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 herein, 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 for indicated purposes only and should be used to suit 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. Made with Metronom 12/2021

