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Church & Hawes

Est. 1977

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83 Station Road, Burnham-On-Crouch, Essex CM0 8HR £1,200 PCM

AVAILABLE NOW and being offered on a 12 month contract basis is this 2 bedroom well presented semi detached cottage located in the heart of Burnham on Crouch. Within close proximity you will find local shops, marina, quayside, pubs, restaurants and railway station. Internal accommodation comprises 2 first floor double bedrooms whilst the ground floor offers formal living room, open plan kitchen/dining/breakfast and family bathroom. Externally the property benefits from off road parking and an enclosed westerly facing rear garden. Early viewing comes highly advised. No pets. Professional Working Tenants preferred. Energy Rating D.



FIRST FLOOR:

BEDROOM 1: 11'11 x 11' (3.63m x 3.35m)

Double glazed window to rear, radiator, feature original cast iron fireplace with surround.

BEDROOM 2: 11'11 x 10'2 (3.63m x 3.10m)

Double glazed window to front, radiator, feature cast iron fireplace, built in storage cupboard housing gas fired combination boiler.

LANDING:

Access to loft space and staircase to:

GROUND FLOOR:

LIVING ROOM: 11'11 x 12' into bay (3.63m x 3.66m into bay)

Part glazed entrance door to front, double glazed bay window to front, radiator, fireplace with tiled inlay and tiled hearth, feature surround.

INNER HALLWAY:

Door to inner hallway, stairs to first floor, opening to:

OPEN PLAN KITCHEN/BREAKFAST/DINING AREA: 19'8 x 12'2 (5.99m x 3.71m)

Two double glazed windows to side, part glazed door to rear, 2 radiators, feature cast iron fireplace with tiled inlay and tiled hearth, under stairs storage area. Kitchen area comprises single bowl/single drainer sink unit set in roll edged work surface, extensive range of wall and base mounted storage units with space and plumbing for washing machine, dishwasher, fridge/freezer, freestanding gas oven with 4-ring hob, stainless steel extractor hood over. The room benefits from an vaulted ceiling with Velux window, part tiled flooring to kitchen area, door to:

BATHROOM: 6'11 x 5'9 (2.11m x 1.75m)

Double glazed window to rear, 3 piece white suite comprising panelled bath with shower attachment over and sliding glass screen, close coupled wc and wash hand basin with vanity storage unit under, part tiled walls, tiled flooring, heated chrome ladder towel rail, extractor fan, vaulted ceiling with inset spotlights.

EXTERNAL - FRONTAGE:

The front of the property benefits from an independent concrete driveway providing off road parking, feature beds to one side, side access leading to:

REAR GARDEN:

Commencing with a part paved, part decked seating area with covered pergola over, the remainder of the rear garden is predominantly laid to lawn with a concrete pathway leading to the rear boundary where there is a timber storage shed, fenced to all boundaries.

COUNCIL TAX BAND:

Tax Band B.



Total area: approx. 744.1 sq. feet

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