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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 21 Falklands Road, Burnham-On-Crouch, Essex CM0 8SN Price £285,000

BEING OFFERED WITH NO ONWARD CHAIN. Conveniently situated for an array of local amenities including supermarket, doctors surgery, post office and railway station with direct links into London Liverpool Street, is this much improved and well presented end of terrace property. Improved living accommodation on offer includes two well proportioned bedrooms and a refitted shower room to the first floor while the ground floor commences with an entrance hall leading to a dual aspect living room and a refitted kitchen with views down a stunning, low maintenance rear garden. Off road parking is also on offer with the property via one allocated space. Energy Rating D.



**FIRST FLOOR:**

**LANDING:**

Double glazed window to front, access to loft space, staircase down to ground floor, doors to:-

**BEDROOM ONE: 12'7 x 9'1 (3.84m x 2.77m)**

Dual aspect room with double glazed windows to front and side, radiator.

**BEDROOM TWO: 12'7 x 7'4 (3.84m x 2.24m)**

Dual aspect room with double glazed windows to front and side, radiator.

**SHOWER ROOM:**

Refitted shower room with chrome heated towel rail, three piece white suite comprising fully tiled walk in double shower with dual function shower and glass screen, close coupled wc and vanity wash hand basin with storage drawers below, part tiled walls, tiled floor, extractor fan, built in over stairs storage cupboard.

**GROUND FLOOR:**

**ENTRANCE HALL:**

Wooden entrance door to front, built in under stairs storage cupboard, tiled floor, doors to:-

**LIVING ROOM: 12'7 x 12'6 (3.84m x 3.81m)**

Two double glazed windows to front and double glazed window to side, radiator, tiled floor, staircase to first floor.

**KITCHEN/DINER: 12'7 x 8'11 (3.84m x 2.72m)**

Dual aspect room with double glazed entrance door and window to side, further double glazed window to front, extensive range of refitted grey gloss fronted wall and base mounted storage units and drawer pack, roll edge work surfaces with inset single bowl sink unit, cooker to remain with extractor hood over, fridge/freezer to remain, integrated dishwasher and washing machine, tiled floor.

**EXTERIOR:**

**GARDEN:**

An improved low maintenance garden commencing with a paved patio seating area leading to remainder which is partially slate chipped leading to the rear where there is a further paved area housing a timber storage shed, external cold water tap, side access gate leading to front, rear access gate leading to parking space.

**FRONT:**

A low maintenance frontage which is partially paved and partially shingled, rear and side access gates into garden.

**PARKING:**

Off road parking is on offer for one vehicle via an allocated parking space.

**TENURE & COUNCIL TAX BAND:**

The property is being sold freehold and is Tax Band B.

**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.

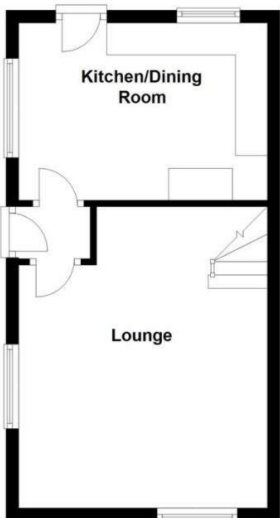
**BURNHAM-ON-CROUCH:**

The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are uncommon in small towns. These include 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, no less than nine public houses, numerous restaurants and shops. 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.



**Ground Floor**

Approx. 318.7 sq. feet



**First Floor**

Approx. 318.7 sq. feet

