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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



24 Queens Road, Burnham-on-Crouch, Essex CM0 8DY Price £240,000

****NO ONWARD CHAIN**** Positioned favourably in the centre of Burnham within walking distance of an array of local amenities including shops, restaurants, pubs, post office, doctors surgery and railway station with direct links into London Liverpool Street in addition to Burnham's picturesque marina, river frontage and historic High Street is this terraced character cottage. The property does require some modernisation throughout, however offers great scope to improve to an impressive standard with spacious living accommodation comprising two generously sized reception rooms, kitchen and family bathroom on the ground floor while the first floor is served by two similarly sized double bedrooms. Externally, the property enjoys a wonderful rear garden which is generally of low maintenance with a variety of paved paths and seating areas. Interest in this property is expected to be high so an internal inspection is strongly advised. Energy Rating D.



FIRST FLOOR:

LANDING:

Staircase down to ground floor, doors to:-

BEDROOM ONE: 11'3 x 9'8 (3.43m x 2.95m)

Double glazed window to rear, radiator, built in wardrobe recess.

BEDROOM TWO: 11'3 x 9'8 (3.43m x 2.95m)

Double glazed window to front, radiator.

GROUND FLOOR:

LIVING ROOM: 11'3 plus bay x 9'8 (3.43m plus bay x 2.95m)

Part obscure glazed entrance door to front, double glazed bay window to front, radiator, leading to:-

DINING ROOM: 11'3 x 9'8 (3.43m x 2.95m)

Double glazed window to rear, radiator, built in under stairs storage cupboard, door to:-

KITCHEN: 10'10 x 5'9 (3.30m x 1.75m)

Obscure double glazed entrance door to side, double glazed window to side, range of matching white gloss fronted wall and base mounted storage units and drawers, roll edge work surfaces with inset single bowl single drainer sink unit, built in four ring electric hob with oven below, space for fridge/freezer and washing machine, tiled splash backs, wood effect flooring, wall mounted gas fired combination boiler, door to:-

BATHROOM:

Obscure double glazed windows to side and rear, heated towel rail, three piece white suite comprising panelled bath with mixer tap and shower over, close coupled WC and pedestal wash hand basin, tiled walls, wood effect flooring.

EXTERIOR:

REAR GARDEN:

The rear garden is generally of low maintenance with an array of paved footpaths and seating areas throughout with both planted and shingled borders, timber storage shed, pedestrian access gate to side.

FRONTAGE:

Small low maintenance paved frontage retained by picket fence.

TENURE & COUNCIL TAX BAND:

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.

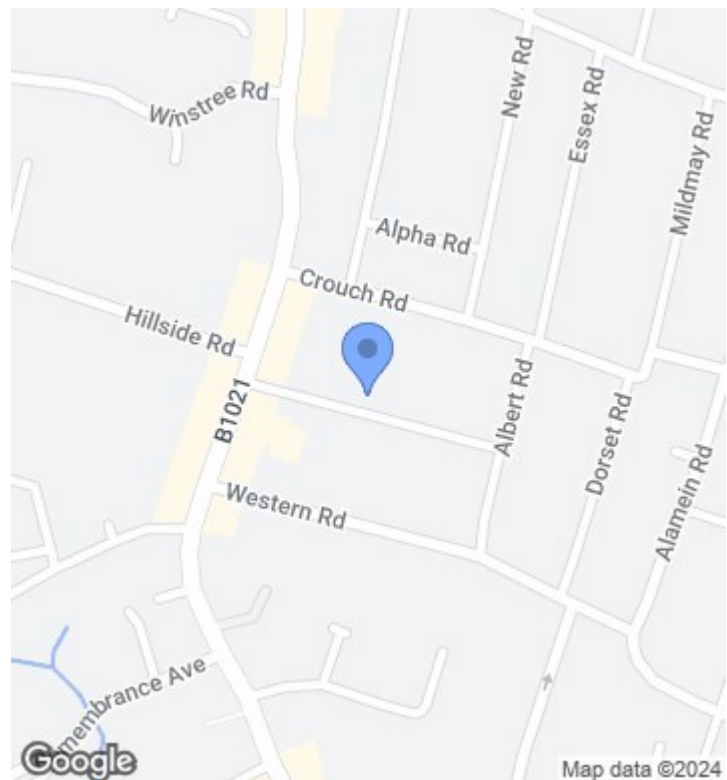
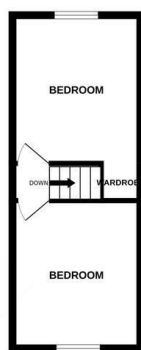
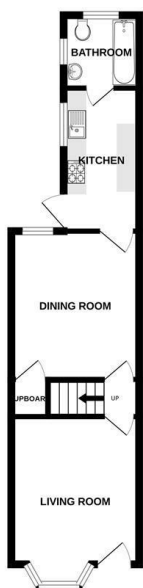
AGENTS NOTES:

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 here, 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 is for illustrative purposes only and should be used as a guide to only prospective purchasers. The services, appliances and quantities shown here are not intended and no guarantee as to their availability or efficiency can be given. Made with Mapbox 2024