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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 90 Station Road, Burnham-on-Crouch, Essex CM0 8HF

### Price guide £235,000

**\*\*GUIDE PRICE £235,000 - £250,000\*\*CHARMING CHARACTER COTTAGE IN CENTRE OF BURNHAM\*\*** Positioned favourably in the heart of Burnham a short stroll to it's historic High Street, array of shops, restaurants and public houses as well mainline railway station which offers direct links into London Liverpool Street, is this charming character cottage. Deceptively spacious living accommodation commences on the ground floor with a dining room which is complimented by a simply stunning cast iron feature fireplace, leading to a living room, kitchen and bathroom at the rear. The first floor then offers a landing leading to two double bedrooms. Externally, the property enjoys a rear garden measuring approx. 70' in addition to a low maintenance, gated frontage. An early viewing of this individual property is strongly advised to avoid disappointment. Energy Rating E.





FIRST FLOOR - LANDING:

Staircase to ground floor, doors to:-

BEDROOM 1: 10'3" x 10'3" (3.12 x 3.12)

Double glazed window to front, radiator, feature cast iron fireplace, built in storage cupboard.

BEDROOM 2: 9'3" x 9'0" (2.82 x 2.74)

Sash window to rear with stained glass feature, radiator, over stairs storage recess, built in storage cupboard, wood flooring.

GROUND FLOOR:

DINING ROOM: 11'7" x 10'3" (3.53m x 3.12m)

Obscure glazed entrance door to front, sash bay window to front, radiator, cast iron feature fireplace, radiator, doorway to:-

LOUNGE: 15'7" x 8'11" (4.75 x 2.72)

Sash window to rear, attractive red brick fireplace, built in storage cupboard, under stairs storage cupboard, staircase to first floor, door to:-

KITCHEN: 9'6" x 6'8" (2.90 x 2.03)

Glazed door and window to side, range of matching wall and base mounted storage units, roll edge work surfaces with inset sink & drainer unit, built in four ring gas hob with extractor hood over and oven below, space and plumbing for fridge/freezer, washing machine and dishwasher, door to:-

LOBBY:

Obscure glazed window to side, radiator, wall mounted gas boiler, tiled floor, part tiled walls, door to:-

BATHROOM:

Window to side, chrome heated towel rail, three piece white suite comprising panelled bath with mixer tap and shower attachment, close coupled wc and pedestal wash hand basin, tiled floor, part tiled walls, part panelled walls, extractor fan, spotlights.

EXTERIOR:

FRONTAGE:

Low maintenance frontage with wooden picket fence and tiled path to front door.

REAR GARDEN: 70' approx (21.34m approx)

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with a variety of shrubs, planted borders and fruit trees interspersed throughout, brick wall to one side and rear, gated side access with right of way across neighbours.

TENURE & COUNCIL TAX INFO:

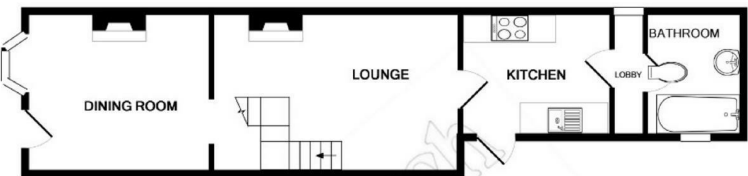
This property is being sold freehold and is Tax Band B.

BURNHAM-ON-CROUCH:

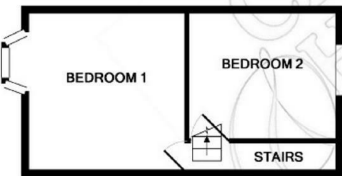
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, independent 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 floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such 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  
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