



## 42 Princes Road, Burnham-on-Crouch, Essex CM0 8BX

**Price £250,000**

NO ONWARD CHAIN – Ideally located within walking distance of a wide range of local amenities including a supermarket, post office, doctor's surgery, railway station (with direct services to London Liverpool Street) and Burnham's historic High Street, this charming character cottage offers excellent potential.

Although the property would benefit from some modernisation, it presents a fantastic opportunity for buyers to make their mark. The accommodation begins with a bay-fronted living room, leading through to a separate dining room, kitchen, and ground floor bathroom. Upstairs, there are two generously sized double bedrooms. Externally, the property boasts a substantial rear garden, perfect for outdoor entertaining or future landscaping, with the added benefit of side access to the front.

Early viewing is highly recommended as strong interest is anticipated. Energy Rating E.



**FIRST FLOOR - LANDING:**

Access to loft space, stairs to ground floor, doors to:

**BEDROOM ONE: 11'5 x 9'11 (3.48m x 3.02m)**

Double glazed window to front, radiator, cast iron fireplace, exposed floorboards, built-in wardrobes.

**BEDROOM TWO: 11'5 x 10'11 (3.48m x 3.33m)**

Two double glazed windows to rear, two radiators.

**GROUND FLOOR:****LIVING ROOM: 11'5 x 9'10 (3.48m x 3.00m)**

Obscure double glazed entrance door to front, double glazed bay window to front, radiator, exposed brick chimney breast, wood effect flooring, door to:-

**DINING ROOM: 11'5 x 10'10 (3.48m x 3.30m)**

Double glazed window to rear, radiator, exposed brick chimney breast, under stairs storage cupboard, wood effect flooring, leading to:-

**KITCHEN: 9' x 6'7 (2.74m x 2.01m)**

Double glazed window to side, range of matching wall and base mounted units and drawer pack, gas cooker, wall mounted boiler, space and plumbing for fridge/freezer and washing machine, part tiled walls, tiled floor, doorway to:-

**REAR LOBBY:**

Obscure double glazed entrance door to side, airing cupboard housing hot water cylinder, door to:-

**FAMILY BATHROOM:**

Obscure double glazed windows to side and rear, radiator, 3 piece white suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled wc, part tiled walls.

**EXTERIOR - REAR GARDEN:**

Mainly laid to lawn, side access path and gate leading to:-

**FRONT:**

Paved frontage leading to front entrance door, side access path and gate leading to rear garden.

**TENURE & COUNCIL TAX:**

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

**BURNHAM-ON-CROUCH:**

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renowned 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.

**MONEY LAUNDERING REGULATIONS & REFERRALS:**

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

**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.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. Prospective purchasers are advised to have an independent survey carried out to satisfy themselves as to the correctness of any description and particularly the condition of any property. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or functionality. No liability can be accepted for any inaccuracies.

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