



East End Road, Bradwell-on-Sea , Essex CM0 7PP
Price £270,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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****NO ONWARD CHAIN**** Offering a most picturesque rural position along one of the waterside village of Bradwell-on-Sea's most favoured roads, is this individual semi-detached farm cottage. The property does require substantial improvement/modernisation, however offers great potential to bring up to a superb standard and even extend if required (stpp). Living accommodation commences on the ground floor with a small entrance hall leading to a living room which in turn provides access to a dining room looking out to the rear. In addition a kitchen opening to an inner hall which provides access to the family bathroom completes the ground floor living space. The first floor then offers a split level landing leading to three double bedrooms, all of which offer wonderful countryside views. Externally, the property enjoys a substantial plot with gardens wrapping round the side and rear while an extensive and gated frontage provides ample off road parking and access to a garage at the side. Interest in this property is expected to be high so an early viewing is strongly advised. Energy Rating E.



FIRST FLOOR: BEDROOM ONE: 15'5" x 9'5" (4.70 x 2.87)

Double glazed window to front, television point, radiator.

BEDROOM TWO: 12'0" x 8'7" (3.66 x 2.62)

Double glazed window to rear, radiator.

BEDROOM THREE: 9'3" x 6'1" (2.82 x 1.85)

Double glazed window to rear, radiator.

LANDING:

Two double glazed window to rear, access to loft space, radiator, balustrade staircase to:-

GROUND FLOOR: ENTRANCE HALL:

Part glazed wooden entrance door to side, double glazed window to front, radiator, door to:-

DINING ROOM: 11'9" x 9'2" (3.58 x 2.79)

Double glazed window to front, red brick open fireplace with brick hearth, radiator, door to:-

LOUNGE: 11'11" x 11'9" (3.63 x 3.58)

Double glazed window to rear, feature fireplace with airing cupboard to one side housing the hot water cylinder and immersion heater and to the other side is fitted storage cupboard, inset archway with bookcase, radiator, door to:-

INNER HALLWAY:

Double glazed window to side, under stairs storage cupboard, step down to:-

KITCHEN: 15'4" x 6'3" (4.67 x 1.91)

Part glazed door to rear garden, double glazed window to rear, double glazed window to side, access to additional loft space, single bowl stainless steel drainer unit set in roll edge work surfaces, four ring electric hob with extractor hood over and double oven below, range of fitted wall and base mounted units with drawer pack, space and plumbing for washing machine and fridge/freezer, splash back tiling, tiled flooring, radiator.

BATHROOM:

Obscure double glazed window to side, three piece white suite comprising panelled bath with shower attachment over and glass screen, close coupled wc, pedestal wash hand basin, part tiled walls and tiled flooring, radiator.

EXTERIOR: FRONT:

A generous frontage providing off street parking for several vehicles leading to single garage.

REAR GARDEN:

Offers spectacular views across farmland towards the River Blackwater, the rear garden is mainly lawned with a concrete patio seating area, timber storage shed, cold water tap.

TENURE & COUNCIL TAX:

The property is being sold freehold and is council tax band C.

AGENTS NOTE:

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.

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.

BRADWELL-ON-SEA:

Bradwell on Sea is situated on the Dengie Peninsular where the Blackwater Estuary meets the North Sea providing a delightful village located in a maritime setting with a highly regarded marina, several beaches, access onto the sea wall and a nature reserve. The village has a primary school, thriving community shop and post office and garage as well as two pubs. Trains to London Liverpool Street can be caught from the village of Southminster, a 15 minute drive away. The area is otherwise a quiet, rural, mainly arable landscape with some flat areas of open countryside and some quite stunning undulating areas with hilltop vantage points ideal for hikers and bird watchers. Sailing and motor boating enthusiasts use the River Blackwater for a variety of reasons, from competitions such as the Thames Barge Races, yacht club races and fishing and Bradwell also has a sailing/training establishment school (Bradwell Outdoors) with its ideal sheltered tidal waters. Bradwell offers a great history as a sea port with records existing as far back as 1478, where a waterside quay was developed in the 14th century to export a thriving sheep market, not only to London and various cities, but also to the continent. This key location has embarked Bradwell as a special place from Roman times to the present day. Evidence of the original Roman fort still remains, with other historical points of interest include St Peters Chapel and St Cedds, now in an isolated position on the peninsular with a later church built around 17th Century in the centre of the village. Bradwell also has the remains of its war time airfield, home in the 1940's to 418 squadron Royal Canadian Air force. At the end of the war the airfield was returned to agriculture.







1ST FLOOR
APPROX. FLOOR
AREA 364 SQ.FT.
(33.9 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 491 SQ.FT.
(45.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 855 SQ.FT. (79.4 SQ.M.)

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 mis-statement. 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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