



The Plovers, St Lawrence , Essex CM0 7PE
Price £250,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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Offered for sale with NO ONWARD CHAIN, this well-presented detached bungalow occupies a favourable corner plot within a quiet cul-de-sac in the highly sought-after waterside village of St Lawrence Bay. The property is positioned centrally on its plot, providing gardens to all four sides as well as private driveway parking.

The accommodation includes two double bedrooms, a refitted shower room and an open-plan lounge/diner leading through to a modern refitted kitchen. The home also benefits from double-glazed windows and doors and radiator central heating throughout.

This is a rarely available opportunity in a desirable location, and an early viewing is strongly advised to avoid disappointment. Energy Rating D.



ACCOMMODATION COMPRISES:

ENTRANCE PORCH:

Double glazed door to front, double glazed windows to side, entrance door to:

LIVING/DINING ROOM: 17'7 x 16'4 (5.36m x 4.98m)

Double glazed window to front, double glazed French style doors to side opening to rear garden, wood effect floor, open to:

KITCHEN: 11'1 x 7'4 (3.38m x 2.24m)

Open plan from living/dining room with double glazed window to rear, refitted kitchen comprising extensive range of white gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer composite sink unit, built in 2-ring electric hob and eye level oven, space for fridge/freezer, integrated slimline dishwasher.

BEDROOM 1: 10'9 x 9'3 (3.28m x 2.82m)

Double glazed bay window to rear, radiator.

BEDROOM 2: 10'9 x 8' (3.28m x 2.44m)

Double glazed window to front, radiator.

INNER HALLWAY:

Airing cupboard housing hot water cylinder, door to:

SHOWER ROOM:

Obscure double glazed window to rear, heated towel rail, refitted 3 piece white suite comprising walk-in shower with both rainfall and handheld shower heads and glass door and screen, close coupled wc and wash hand basin set on wall mounted vanity unit with storage below, extractor fan.

EXTERIOR:

REAR GARDEN:

Commencing from the side of the bungalow with a paved patio seating area leading to remainder which is predominantly laid to lawn and wraps round both the side and rear of the bungalow, timber storage shed, side access gate leading to:

FRONTAGE:

Paved driveway providing off road parking for one vehicle with the remainder partly laid to lawn with a path leading to the bungalow and side access gate to rear garden, there is also access to a screened paved area which houses the oil storage tank.

TENURE & COUNCIL TAX BAND:

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

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.

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.

VILLAGE OF ST. LAWRENCE:

St. Lawrence is a riverside village well positioned for easy access to the River Blackwater with its huge array of sailing and fishing activities. The village enjoys a local

convenience store with in-house post office, two public houses and a restaurant/takeaway. More comprehensive shopping and recreational facilities are available in the nearby towns of Maldon, South Woodham Ferrers and Burnham-on-Crouch. For the sailing or power boating enthusiast there are a range of sailing clubs along the River Blackwater with marinas at the nearby villages of Bradwell-on-Sea and Mayland. Rail services can be found along the Southminster branch line with direct services into London Liverpool Street (at peak times). The A130 is a short drive away giving easy access to the A13, A127, A12 and M25.







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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