Bridgemarsh Lane, Althorne , Essex CM3 6DQ

Offers in excess of £190,000

Church & Hawes

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Estate Agents, Valuers, Letting & Management Agents

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CASH BUYERS ONLY | NO ONWARD CHAIN

A charming one-bedroom detached lodge enjoying a peaceful semi-rural setting close to the River Crouch and within easy walking distance of Althorne railway station, offering direct links to London Liverpool Street.

The property provides deceptively spacious accommodation comprising an open-plan kitchen/diner, separate living room, one double bedroom and a refitted shower room.

Externally, the lodge benefits from a surprisingly generous plot with front, side and rear gardens, together with extensive off-road parking to the front.

Offering an excellent lifestyle opportunity with attractive surroundings and convenient transport connections, this property is available with no onward chain and keys are held for immediate viewing. Early inspection is highly recommended.

ACCOMMODATION COMPRISES:

KITCHEN/DINING: 17'4 x 7'1 (5.28m x 2.16m)
Entrance door to side, work surfaces, range of storage units and drawers, matching breakfast bar.

INNER HALLWAY:
Built in storage cupboard, leading to:

SHOWER ROOM:
Three piece white suite.

BEDROOM: 11'2 > 9'6 x 9'5 > 7'1 (3.40m > 2.90m x 2.87m > 2.16m)
Built in storage and wardrobe space.

LIVING ROOM: 12'1 > 10'5 x 10'5 (3.68m > 3.18m x 3.18m)
Electric fire, entrance door to side.

EXTERIOR:

REAR GARDEN:

FRONTAGE:

PARKING:
Driveway providing off road parking for 3 vehicles.

TENURE & COUNCIL TAX BAND:
This property is being sold freehold and is Tax Band A.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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 a 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.

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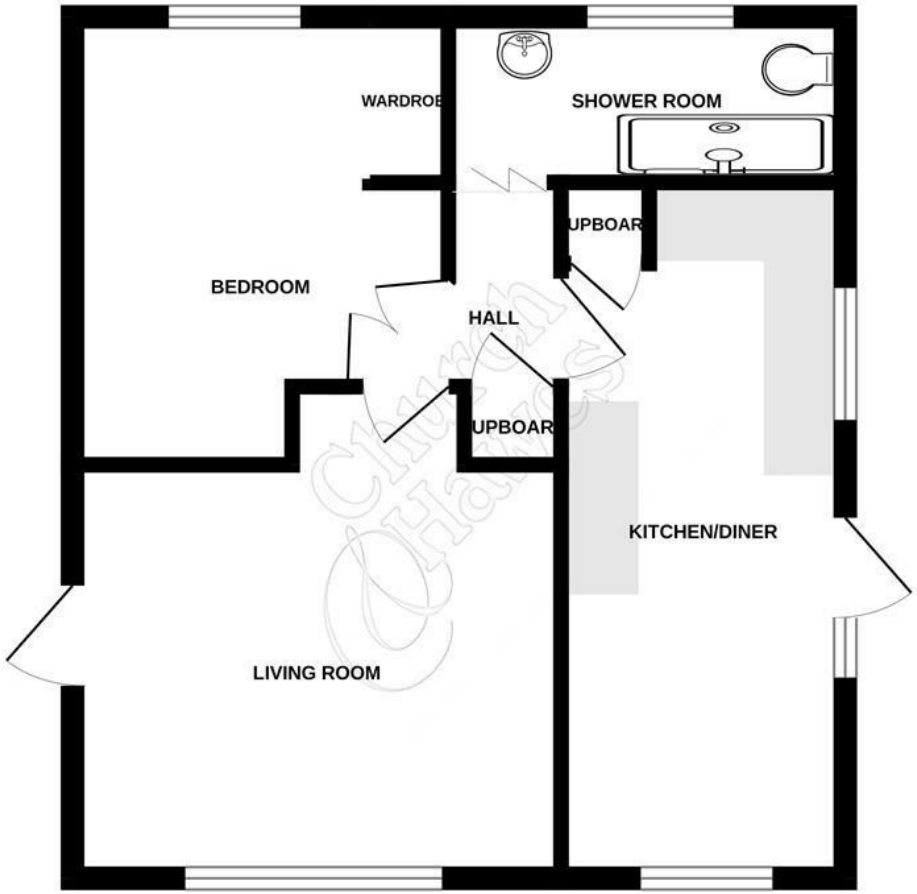
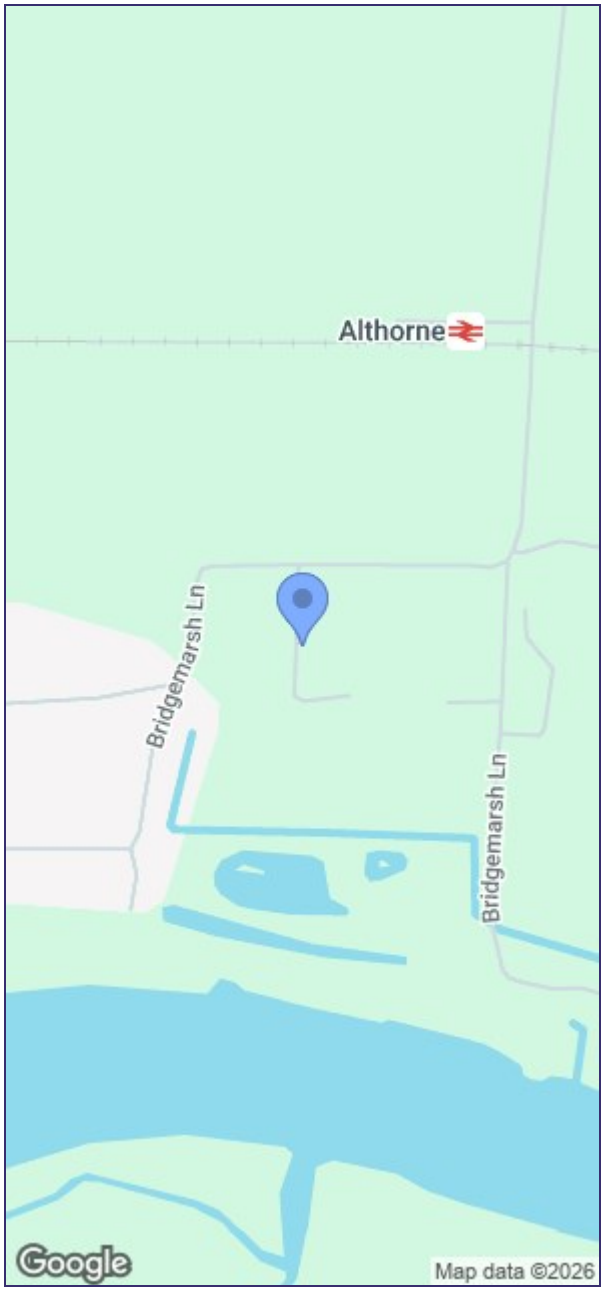
GROUND FLOOR





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 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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