

East Ware Cottages, Dengie , Essex CM0 7UN

Price £300,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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GUIDE PRICE £300,000 - £325,000
Semi-Detached Countryside Home with Huge Potential – Approx. 0.25 Acre Plot – No Onward Chain

Occupying a generous plot of approximately 0.25 acres in the heart of the rural Essex countryside, this semi-detached home enjoys superb far-reaching views across open farmland and offers an exciting opportunity for renovation, modernisation and potential extension (STPP).

The property is offered for sale with NO ONWARD CHAIN and requires substantial improvement, making it an ideal prospect for buyers looking to create their dream countryside home. The ground floor comprises a kitchen, bathroom, separate WC, inner hallway, dining room and rear-facing living room. Upstairs, the landing leads to three bedrooms, all benefiting from the property's wonderful countryside views.

Externally, the property features a courtyard garden with a brick-built storage shed, alongside a generous, largely undeveloped garden extending to the side and rear. This provides a blank canvas for landscaping, outdoor entertaining or exploring the potential to extend, subject to the necessary planning permissions.

Offering an attractive combination of location, plot size and scope for improvement, this is a rare opportunity to acquire a property with considerable potential in a desirable rural setting. Early viewing is strongly recommended.

Energy Performance Rating: E







FIRST FLOOR:

LANDING:

BEDROOM 1: 12' > 10'11 x 10'6 (3.66m > 3.33m x 3.20m)

BEDROOM 2: 10'6 x 7'8 > 6'6 (3.20m x 2.34m > 1.98m)

BEDROOM 3: 7'6 x 7'3 (2.29m x 2.21m)

GROUND FLOOR:

KITCHEN: 9'10 x 9'1 (3.00m x 2.77m)
Door to Hallway and to:

FAMILY BATHROOM: 6'7 x 5'6 (2.01m x 1.68m)

SEPARATE WC: 5'4 x 2'11 (1.63m x 0.89m)

INTERNAL HALLWAY:
Airing cupboard and under stairs storage cupboard.

DINING ROOM: 11'10 x 10'3 (3.61m x 3.12m)
Door to:

LIVING ROOM: 11'9 > 10'7 x 10'6 (3.58m > 3.23m x 3.20m)
Stairs to First Floor.

EXTERIOR:
Parking area to front.

REAR COURTYARD:
Paved courtyard with access to storage shed.

SIDE/REAR GARDEN:
The garden commences on the side of the house and to the rear extends to approx. 0.25 of an acre with post and rail fending to boundaries.

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

The property is located on a private road - road management charge TBC by Vendor.

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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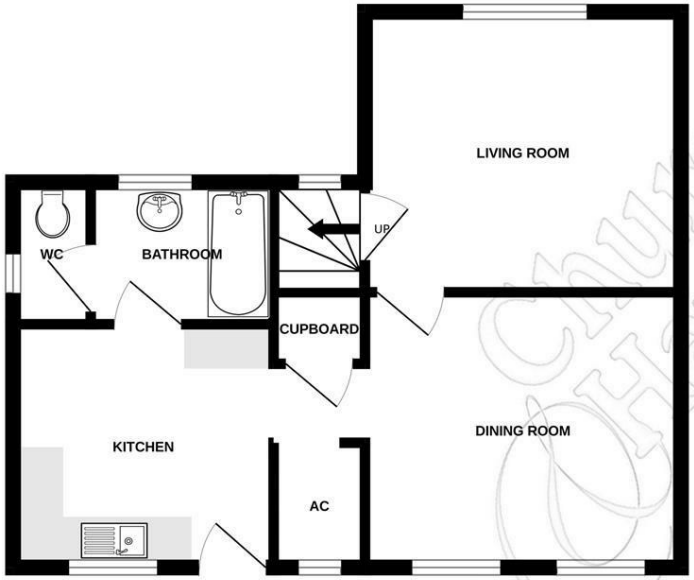

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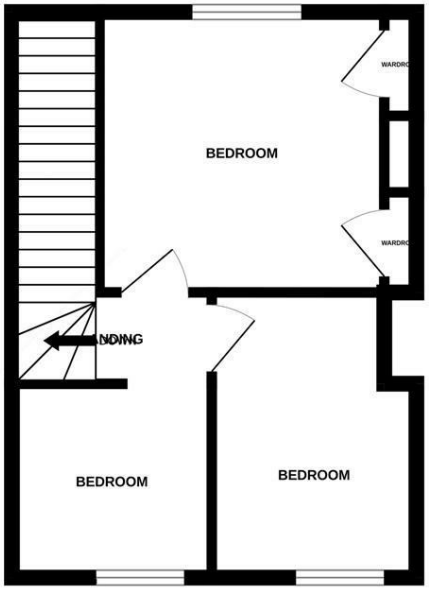

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GROUND FLOOR



1ST 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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