

Lilian Road, Burnham-on-Crouch , Essex CM0 8DS

Price £240,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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NO ONWARD CHAIN
Charming Two-Bedroom Terraced Cottage with Substantial Rear Garden and Off-Road Parking

Ideally positioned within an established residential turning in the heart of Burnham, this charming terraced cottage offers well-proportioned accommodation, a substantial rear garden and off-road parking for one small vehicle.

The property is conveniently located within easy walking distance of a range of local amenities, including a supermarket, doctors' surgery, post office, country park, marina and Burnham's railway station, providing direct connections into London. Although the property would benefit from some modernisation, it offers excellent scope for improvement and provides an exciting opportunity for a buyer to create a home tailored to their own taste and requirements.

The ground floor comprises a bright and spacious dual-aspect living/dining room, with a kitchen to the rear offering potential for a breakfast area. To the first floor, there is a landing providing access to two well-proportioned double bedrooms and a good-sized family bathroom.

Externally, the property benefits from a substantial rear garden, providing excellent outdoor space and potential for landscaping, entertaining and family use. To the front, there is off-road parking for one small vehicle.
Energy Rating E.









**FIRST FLOOR:**

**BEDROOM 1: 12'1 x 11' (3.68m x 3.35m)**

**BEDROOM 2: 11' x 8'1 (3.35m x 2.46m)**

**BATHROOM:**

**GROUND FLOOR:**

**LOUNGE/DINER: 26'5 x 11' (8.05m x 3.35m)**

**KITCHEN: 15'3 x 6'9 (4.65m x 2.06m)**

**EXTERIOR:**
Generous rear garden.
Off road parking to front for one small vehicle.

**TENURE & COUNCIL TAX BAND:**
This 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.

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.

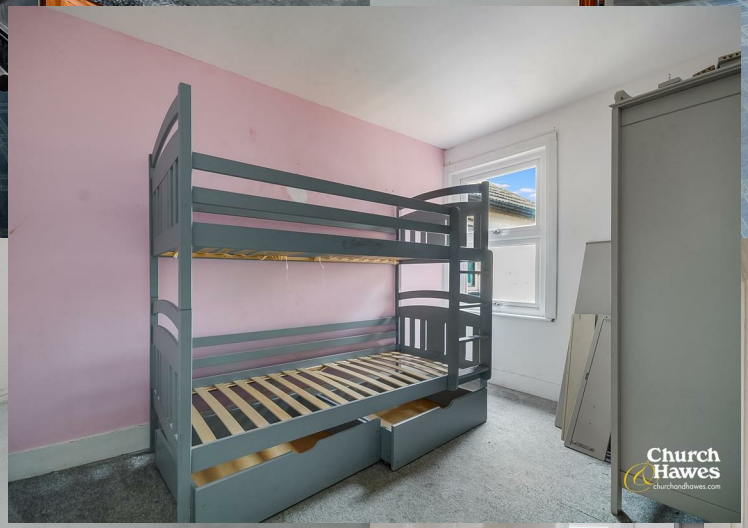
Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.

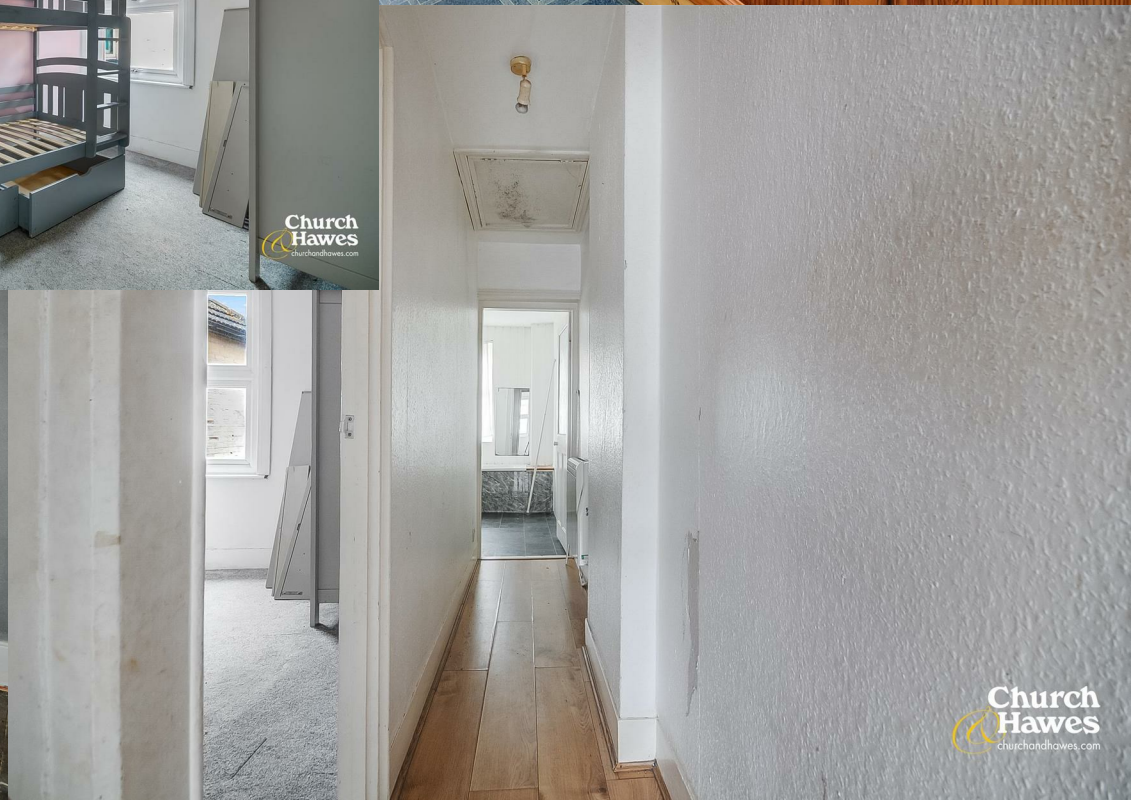
**BURNHAM-ON-CROUCH:**
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently 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.




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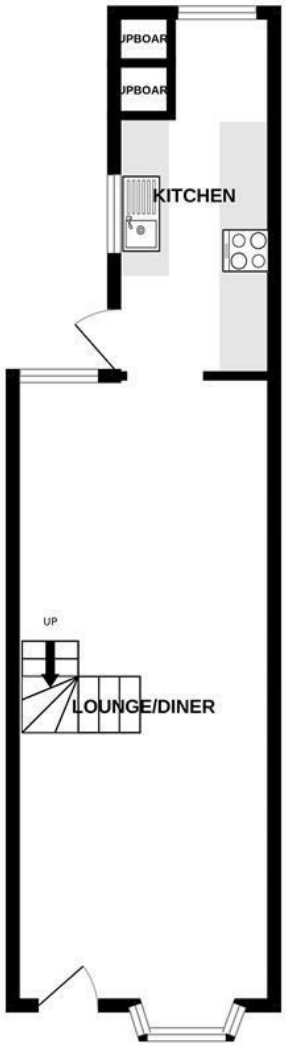

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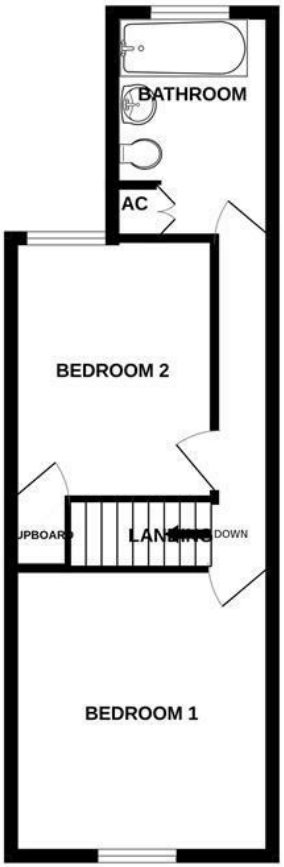

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Love Makes
the world go round
FAMILY
Makes This Ruth
Work Wide.

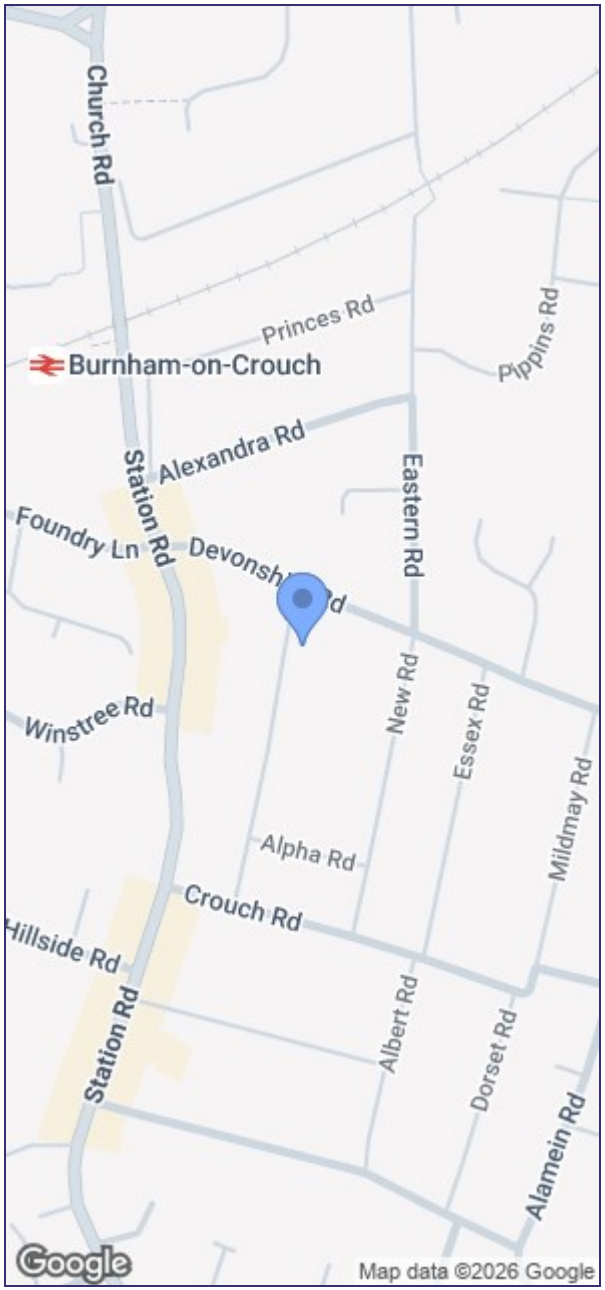
GROUND FLOOR




1ST FLOOR




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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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