



Ship Road, Burnham-on-Crouch , Essex CM0 8JX  
O.I.E.O £290,000

**Church & Hawes**  
Est.1977  
Estate Agents, Valuers, Letting & Management Agents

**\*\*CHARMING & IMPROVED COTTAGE JUST OFF BURNHAM'S HIGH STREET!\*\*** A beautifully presented two bedroom cottage which has been stylishly improved to a high standard throughout and represents an ideal first time or investment purchase. The property is favourably positioned in a sought after and most convenient position within walking distance to Burnham's historic High Street, quay, yacht clubs and railway station which offers direct links into London Liverpool Street. Living accommodation comprises two well proportioned bedrooms to the first floor served by a refitted bathroom while the ground floor commences with an entrance porch leading to a living room and refitted kitchen/diner. Externally, the property enjoys an 80 ft landscaped rear garden while a generous frontage provides off road parking for two vehicles via a shingled driveway. Properties such as this, in this most favoured of positions, generally experience high interest so an early viewing is strongly advised. Energy Rating C.



**FIRST FLOOR:****LANDING:**

Access to loft space, staircase down to ground floor, doors to:-

**BEDROOM ONE: 15' x 12'6 (4.57m x 3.81m)**

Double glazed window to front, radiator, built in storage cupboard, recess offering ideal space for a wardrobe, wood effect flooring.

**BEDROOM TWO: 9'1 x 8'8 (2.77m x 2.64m)**

Double glazed window to rear, radiator, wood effect flooring.

**BATHROOM:**

Obscure double glazed window to rear, heated towel rail, refitted three piece white suite comprising panelled bath with mixer tap, shower over and glass screen, wash hand basin set on vanity unit with storage below and close coupled WC, tiled walls and floor, wall mounted cabinet.

**GROUND FLOOR:****ENTRANCE HALL:**

Part obscure glazed entrance door to front, staircase to first floor, door to:-

**LIVING ROOM: 11'8 x 11'8 (3.56m x 3.56m)**

Double glazed window to front, radiator, wood burner with display mantle over, wood effect flooring, door to:-

**KITCHEN/DINER: 15' x 10' (4.57m x 3.05m)**

Double glazed entrance door to rear and two double glazed windows to rear, radiator, range of matching wall and base mounted storage units and drawers, work surfaces with inset sink and drainer unit, built in for ring gas hob with extractor hood over, built in eye level oven, space for under counter fridge, dishwasher and washing machine, part tiled walls, tiled floor.

**EXTERIOR:****REAR GARDEN: approx 80' (approx 24.38m)**

Commencing with a large paved patio seating area leading to remainder which is predominantly laid to lawn with storage shed at rear.

**FRONTAGE:**

Shingled driveway providing off road parking for up to two vehicles.

**TENURE & COUNCIL TAX:**

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

**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.

**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 & REFERRALS:**

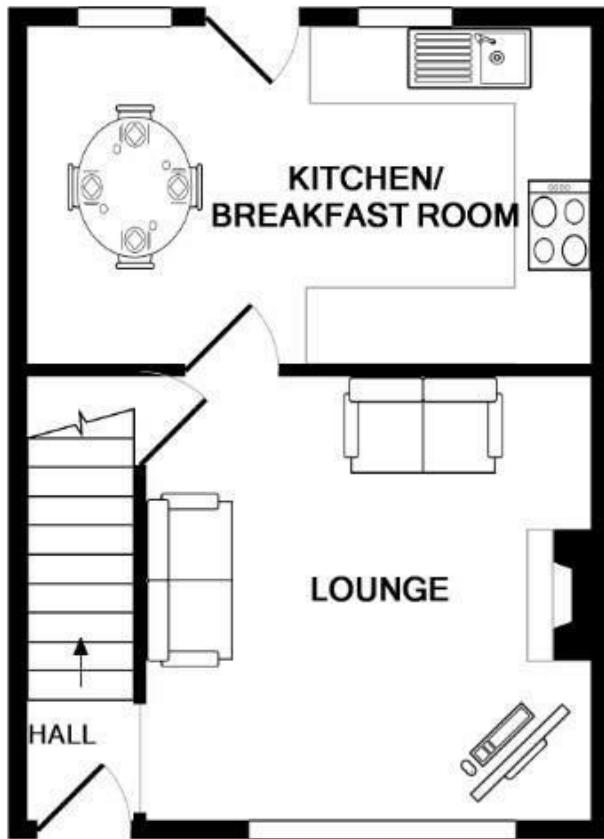
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification

documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

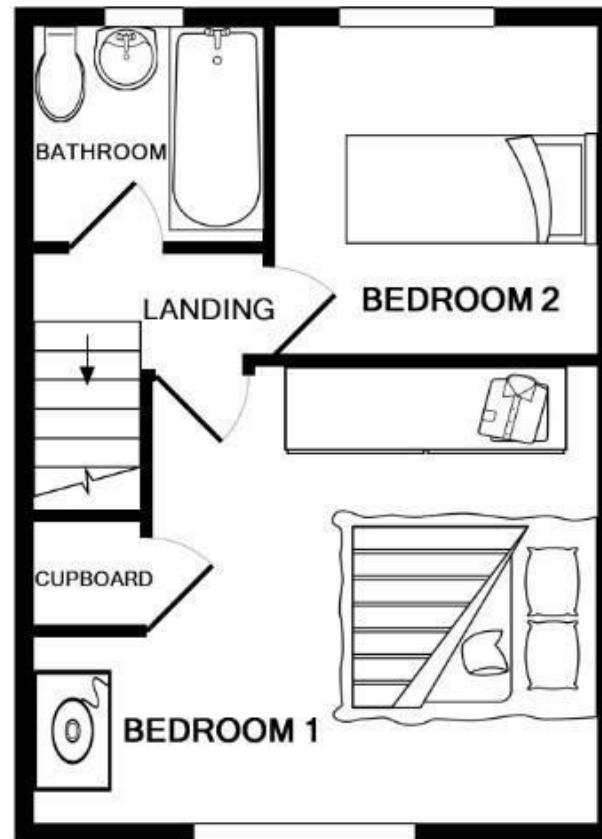
**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly 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.







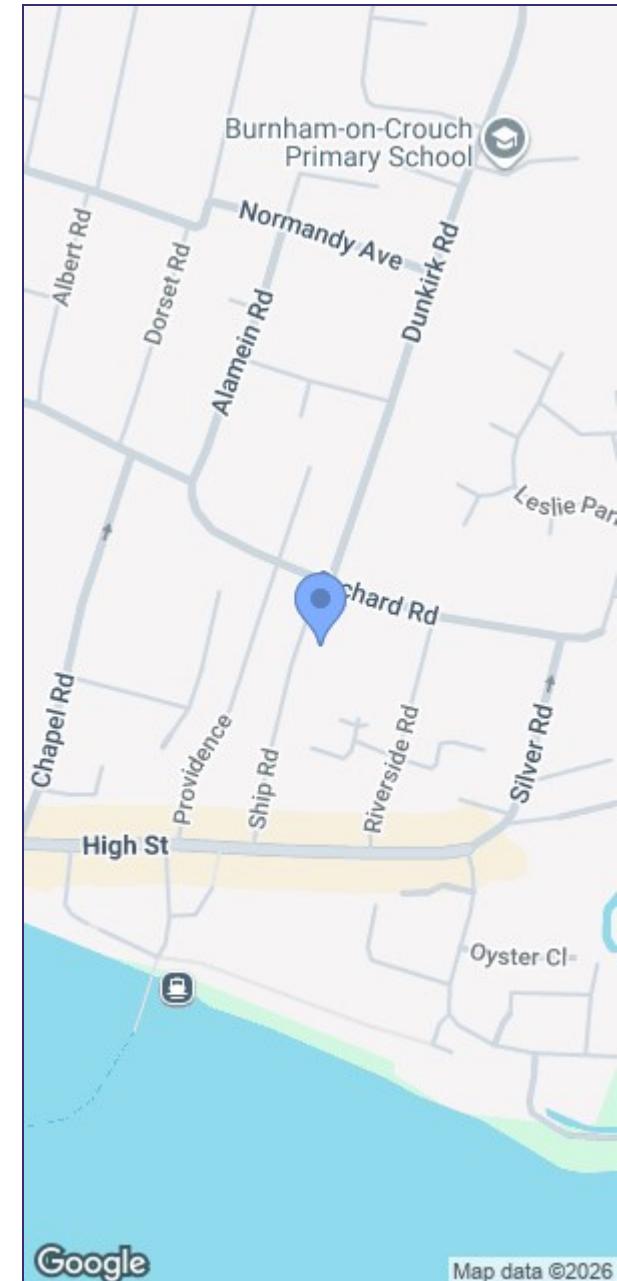
GROUND FLOOR



1ST FLOOR

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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