

Granville Terrace, Burnham-On-Crouch , CM0 8JT

Price £300,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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Charming Two-Bedroom Character Cottage with Large Westerly Garden

A delightful two-bedroom character cottage, ideally situated just off Burnham High Street, offering a superb combination of period charm, generous accommodation and modern-day convenience.

The property is deceptively spacious and features a wealth of attractive original details, including fireplaces, exposed floorboards and exposed brickwork. The accommodation comprises a welcoming sitting room, separate dining room, kitchen, useful utility room, ground-floor cloakroom, two bedrooms and a refitted first-floor bathroom.

Outside, the property benefits from a westerly facing rear garden extending to over 80 feet, providing an excellent private outdoor space with plenty of scope for relaxing and entertaining. Further benefits include driveway parking and a garage, adding valuable off-road parking and storage.

The cottage is conveniently positioned within easy reach of Burnham High Street, with its range of local shops and amenities, while the quay and yacht clubs are also close by.

Offered for sale with NO ONWARD CHAIN, this charming cottage represents an excellent opportunity for those seeking a character home in a convenient and desirable location.







ACCOMMODATION COMPRISES:

FIRST FLOOR:

LANDING:
Access to:

BEDROOM 1: 11'7 x 9'1 (3.53m x 2.77m)

BEDROOM 2: 9'5 x 8'2 (2.87m x 2.49m)

FAMILY BATHROOM:
Three piece suite.

GROUND FLOOR:

LIVING ROOM: 11'6 x 9'2 (3.51m x 2.79m)

DINING ROOM: 11'10 x 11'7 (3.61m x 3.53m)

KITCHEN: 9'8 x 6'3 (2.95m x 1.91m)

WC/UTILITY AREA:
WC and space and plumbing for washing machine.

EXTERIOR - REAR GARDEN: in excess of 80ft (in excess of 24.38mft)
Leading to:

PARKING:
Driveway providing off road parking for one vehicle at end of garden, open to parking area for neighboring properties with access to:

GARAGE:
Up and over door to front.

TENURE & COUNCIL TAX BAND:
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 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 U K 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.





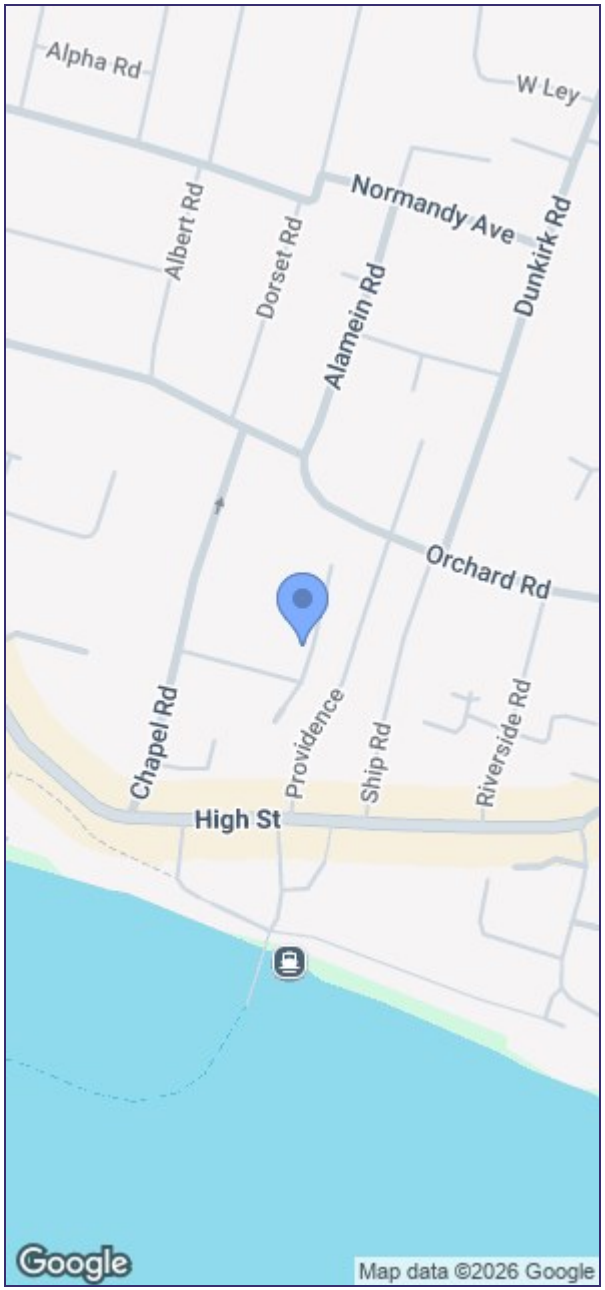







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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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