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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 5 Kings Road, Burnham-on-Crouch, Essex CM0 8RP £1,200 PCM

**\*\*ONLINE ENQUIRIES ONLY\*\* AVAILABLE EARLY JANUARY\*\*** Located down a much sought after turning just a stone's throw from the River Crouch, sailing clubs and High Street is this two bedroom semi-detached house. Further accommodation includes bathroom, ground floor cloakroom, lounge/diner and kitchen. Externally the property boasts a low maintenance courtyard garden and parking space. 12 month contract preferred. No pets, non smokers only, private working tenants preferred. Energy Rating C.



**FIRST FLOOR:**

**MASTER BEDROOM: 15'2" x 13'9" (4.62 x 4.19)**

Double glazed windows to front and side, radiator, fitted wardrobes, airing cupboard housing hot water cylinder and immersion heater.

**BEDROOM 2: 11'1" x 10'11" (3.38 x 3.33)**

Double glazed window to front, radiator, laminate flooring.

**BATHROOM:**

Velux window to front, radiator, 3-piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, close coupled wc, tiled walls.

**LANDING:**

Access to roof space, radiator, ballustrade staircase to:

**GROUND FLOOR: ENTRANCE HALL:**

Part glazed wooden entrance door to front with obscure side light, radiator, arch to lounge/diner and door to:

**CLOAKROOM:**

Suite comprising close coupled wc, pedestal wash hand basin, part tiled walls, extractor fan, radiator, under stairs storage cupboard.

**LOUNGE/DINER: 19'4" x 11'2" (5.89 x 3.40)**

Double glazed window to front, double glazed sliding patio doors opening to rear courtyard, radiator, feature wooden surround fireplace, laminate flooring, arch to:

**KITCHEN: 10'1" x 7'9" (3.07 x 2.36)**

Double glazed windows to front and side, 1 ½ bowl sink unit set in roll edged work surface, 4-ring electric hob with extractor fan over and oven below, range of fitted wall and base mounted units, space and plumbing for washing machine, fridge/freezer, tiled splash backs, wall mounted boiler.

**EXTERIOR: REAR COURTYARD:**

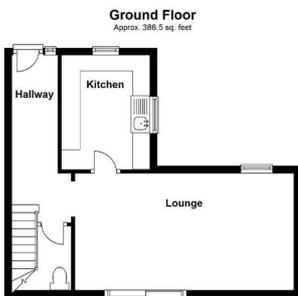
Accessed via side gate, block paved with raised flower and shrub beds, part wall and fenced boundaries, brick built BBQ.

**PARKING:**

One allocated parking space in parking area immediately behind the rear courtyard.

**COUNCIL TAX:**

Council Tax Band C.



Total area: approx. 760.5 sq. feet

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