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Church & Hawes

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90 Station Road, Burnham-on-Crouch, Essex CM0 8HF Fixed asking price £215,000

****NO STAMP DUTY FOR FIRST TIME BUYERS**** IDEALLY SITUATED WITHIN THE HEART OF BURNHAM PROVIDING EASY ACCESS TO ALL LOCAL AMENITIES & HISTORIC HIGH STREET is this charming character cottage with deceptive living accommodation throughout and generous rear garden measuring approximately 70'. As discussed the living accommodation is both deceptive and versatile and comprises two bedrooms to the first floor while the ground floor offers two reception rooms, both with attractive fireplaces, kitchen, small lobby area and bathroom. Externally there is a small low maintenance frontage in addition to a mature rear garden measuring approximately 70' in length. Viewing is highly suggested. Energy Rating D.



FIRST FLOOR - LANDING:

Staircase to ground floor, doors to:-

BEDROOM 1: 10'3" x 10'3" (3.12 x 3.12)

Sash window to front, radiator, feature cast iron fireplace, built in storage cupboard.

BEDROOM 2: 9'3" x 9'0" (2.82 x 2.74)

Sash window to rear with stained glass feature, radiator, over stairs storage recess, built in storage cupboard, wood flooring.

GROUND FLOOR:

DINING ROOM: 11'7" x 10'3" (3.53m x 3.12m)

Obscure glazed entrance door to front, sash bay window to front, radiator, cast iron feature fireplace, radiator, doorway to:-

LOUNGE: 15'7" x 8'11" (4.75 x 2.72)

Sash window to rear, attractive red brick fireplace, built in storage cupboard, under stairs storage cupboard, staircase to first floor, door to:-

KITCHEN: 9'6" x 6'8" (2.90 x 2.03)

Glazed door and window to side, range of matching wall and base mounted storage units, roll edge work surfaces with inset sink & drainer unit, built in four ring gas hob with extractor hood over and oven below, space and plumbing for fridge/freezer, washing machine and dishwasher, door to:-

LOBBY:

Obscure glazed window to side, radiator, wall mounted gas boiler, tiled floor, part tiled walls, door to:-

BATHROOM:

Window to side, chrome heated towel rail, three piece white suite comprising panelled bath with mixer tap and shower attachment, close coupled wc and pedestal wash hand basin, tiled floor, part tiled walls, part panelled walls, extractor fan, spotlights.

EXTERIOR:

REAR GARDEN: approximately 70'0" (approximately 21.34m)

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with a variety of shrubs, planted borders and fruit trees interspersed throughout, brick wall to one side and rear, gated side access with right of way across neighbours.

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.



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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