



16 Ship Road, Burnham-On-Crouch, CM0 8JX Price £240,000

Favourably positioned in the heart of Burnham, within walking distance of it's historic High Street with an array of local shops, pubs, restaurants and picturesque water front is this charming Grade II listed semi-detached cottage offering a wealth of character throughout. The property offers deceptive living accommodation throughout with the ground floor comprising two generously sized reception rooms leading to a kitchen and well presented family bathroom, while the first floor offers a small landing leading to two double bedrooms. Externally, the property enjoys a small, low maintenance courtyard garden with access to an impressive outbuilding ideal for use as either a utility area, workshop or even home office if required. While there is no official parking with the cottage, a free public car park is located to the rear of the cottage and there is also non-restricted on road parking opposite the cottage. To fully appreciate the charm and character this property has to offer, an internal inspection is strongly advised. EPC Exempt.



FIRST FLOOR:

LANDING:

Access to loft space, spiral staircase down to Ground Floor, doors to:

BEDROOM 1: 10'6 x 8'1 (3.20m x 2.46m)

Window to front, wall mounted electric heater, built in wardrobe.

BEDROOM 2: 13'2 x 6'3 (4.01m x 1.91m)

Window to rear, wall mounted electric heater, storage recess.

GROUND FLOOR:

LIVING ROOM: 12'10 x 10'9 (3.91m x 3.28m)

Window to front, wall mounted electric heater, open fire with exposed brick inlay and display mantle over, spiral staircase to first floor, exposed beams, leading to:

DINING ROOM: 12'10 x 6'3 (3.91m x 1.91m)

Window to side, exposed beams, open to:

KITCHEN: 8'8 x 7'1 (2.64m x 2.16m)

Glazed entrance door to rear garden, window to rear, range of matching wall and base mounted storage units and drawers, tiled work surface with inset 1 1/2 bowl/single drainer sink unit, built in 4-ring gas hob with extractor over, built in gas oven, integrated fridge, tiled splashbacks, tiled floor, door to:

INNER LOBBY:

Wall mounted boiler, door to:

BATHROOM:

Obscure glazed window to rear, wall mounted electric heater, 3 piece white suite comprising panelled bath with mixer tap and shower attachment, wash hand basin set on vanity unit with storage cupboard below and close coupled WC, tiled walls.

EXTERIOR - COURTYARD GARDEN:

Low maintenance, block paved courtyard garden with external lighting, side access gate with path leading to frontage, access to:

OUTBUILDING: 12'1 x 8'1 (3.68m x 2.46m)

Part glazed door to side, window to front, ideal for use as a utility room, workshop or home office, with numerous power points and lighting connected.

FRONTAGE:

Low maintenance block paved frontage retained by white picket fence and fenced boundaries, side access path leading to courtyard garden at rear.

COUNCIL TAX & ENERGY RATING:

Council Tax Band B / Energy Rating Exempt

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.

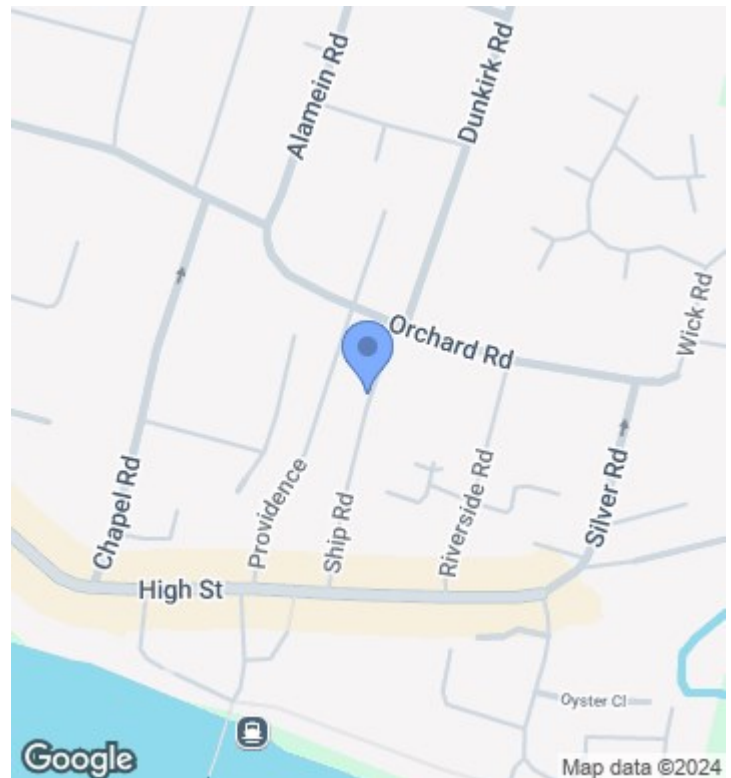
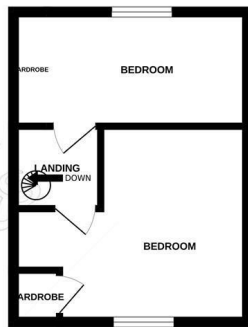
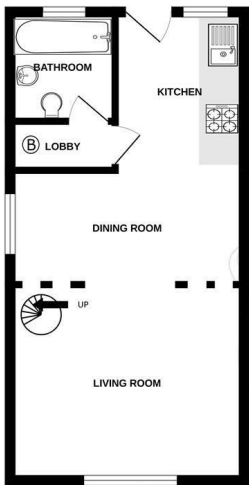
BURNHAM-ON-CROUCH:

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 7,500 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, 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.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors and appliances items are approximate and no responsibility is taken for any error. Dimensions in this statement. The plan of the floorplan is provided for information only and should not be used as a guide for 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. Made with Metrepro (2023)