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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



62 Falklands Road, Burnham-on-Crouch, Essex CM0 8SN Price £230,000

****NO ONWARD CHAIN**** Set in a most convenient central position within walking distance of an array of local amenities including supermarket, post office, doctors surgery and mainline railway station with direct links into London Liverpool Street, is this well presented and wonderfully maintained terraced house. Wonderfully presented and extended living accommodation commences on the ground floor with a living room leading to a kitchen which in turn opens to an impressive dining room with vaulted ceiling, built in storage cupboards and adjoining cloakroom. The first floor then offers a landing with access to a refitted shower room and double bedroom with built in wardrobe. Externally, the property enjoys a well presented rear garden with garden shed/greenhouse while allocated parking is located at the rear. Viewing is strongly advised. Energy Rating C.



FIRST FLOOR:

LANDING:

Double glazed window to rear, airing cupboard housing combination boiler, access to loft space, staircase down to ground floor, doors to:

BEDROOM: 11'4 x 10'9 (3.45m x 3.28m)

Double glazed window to front, radiator, built in double wardrobe.

SHOWER ROOM:

Obscure double glazed window to rear, heated towel rail, 3 piece white suite comprising fully tiled curved corner shower with sliding glass doors and screen, wash hand basin set on vanity unit with storage cupboard below and wall mounted cabinet over, and low level wc, part tiled walls, wood effect floor.

GROUND FLOOR:

LIVING ROOM: 13'10 x 11'11 (4.22m x 3.63m)

Obscure double glazed entrance door to front, double glazed window to front, radiator, cupboard housing meters, staircase to first floor, door to:

KITCHEN: 13'8 x 5'3 (4.17m x 1.60m)

Radiator, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring electric hob with double oven below, built in under stairs storage cupboard, space for fridge/freezer, part tiled walls, open to:

DINING ROOM: 10'4 x 9'1 (3.15m x 2.77m)

Double glazed entrance door to rear, double glazed window to rear, 2 double glazed Velux windows to ceiling, radiator, extensive range of full height storage cupboards, roll edged work surface with further storage cupboard and drawers below as well as space and plumbing for washing machine, door to:

CLOAKROOM: 4'10 x 2'7 (1.47m x 0.79m)

Obscure double glazed window to rear, radiator, 2 piece white suite comprising wc with concealed cistern and wall mounted wash hand basin with tiled splashback, extractor fan.

EXTERIOR - REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with planted beds to borders, timber storage shed/greenhouse, rear access gate leading to:

PARKING:

One allocated parking space in parking area at rear of properties.

FRONTAGE:

The front of the property is accessed on Station Road.

TENURE & COUNCIL TAX BAND:

The 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, 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.



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, sections, floors 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. Made with Metronome 02024

