



Buckeridge Way, Bradwell-on-Sea, CM0 7QQ  
Price £125,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*\*NO ONWARD CHAIN\*\*\*** Positioned favourably within a quiet cul-de-sac in the ever sought after waterside village of Bradwell-on-Sea, is this first floor maisonette being sold with no onward chain. The property is in need of improvement/modernisation but offers a convenient location with easy access to a locally run community shop, public house/restaurant, marina and St Cedd's Primary School. As previously mentioned, the property does require some modernisation with spacious living accommodation commencing on the ground floor with an entrance hall with staircase up to the first floor which comprises a light and airy living room, kitchen, double bedroom and bathroom. Externally, the property enjoys a rear garden as well as extensive off road parking and access to a garage with power and light connected. The lease has 948 years remaining and a peppercorn ground rent. Viewing strongly advised. Energy Rating TBC.

## **GROUND FLOOR:**

### **ENTRANCE HALLWAY:**

Panelled entrance door to front, tiled floor, staircase up to:

### **LIVING ROOM:**

16'7 x 11'8 (5.05m x 3.56m )

Two windows to front, electric storage heater, staircase down to ground floor, wood effect floor, door to:

### **INNER HALLWAY:**

Access to loft space, airing cupboard housing hot water cylinder, wood effect floor, doors to:

### **BEDROOM:**

12'10 x 9'1 > 7'2 (3.91m x 2.77m > 2.18m )

Window to rear, built in wardrobe.

### **KITCHEN:**

7' x 7'1 (2.13m x 2.16m )

Window to rear, base mounted storage units and drawers, work surface with inset single bowl/single drainer sink unit, space for fridge/freezer, washing machine and cooker, part tiled walls, wood effect floor.

### **BATHROOM:**

6'6 x 6' (1.98m x 1.83m )

Obscure glazed window to side, 3 piece white suite comprising panelled bath, pedestal wash hand basin and low level wc, part tiled walls, wood effect floor.

### **EXTERIOR:**

#### **REAR GARDEN:**

Mainly laid to lawn with side access leading to:

#### **PARKING:**

Driveway providing off road parking and access to:

#### **GARAGE:**

Up and over door to front, power and light connected.

#### **TENURE & COUNCIL TAX BAND:**

This property is being sold leasehold with 948 years remaining and with a peppercorn rent. Council Tax Band A.

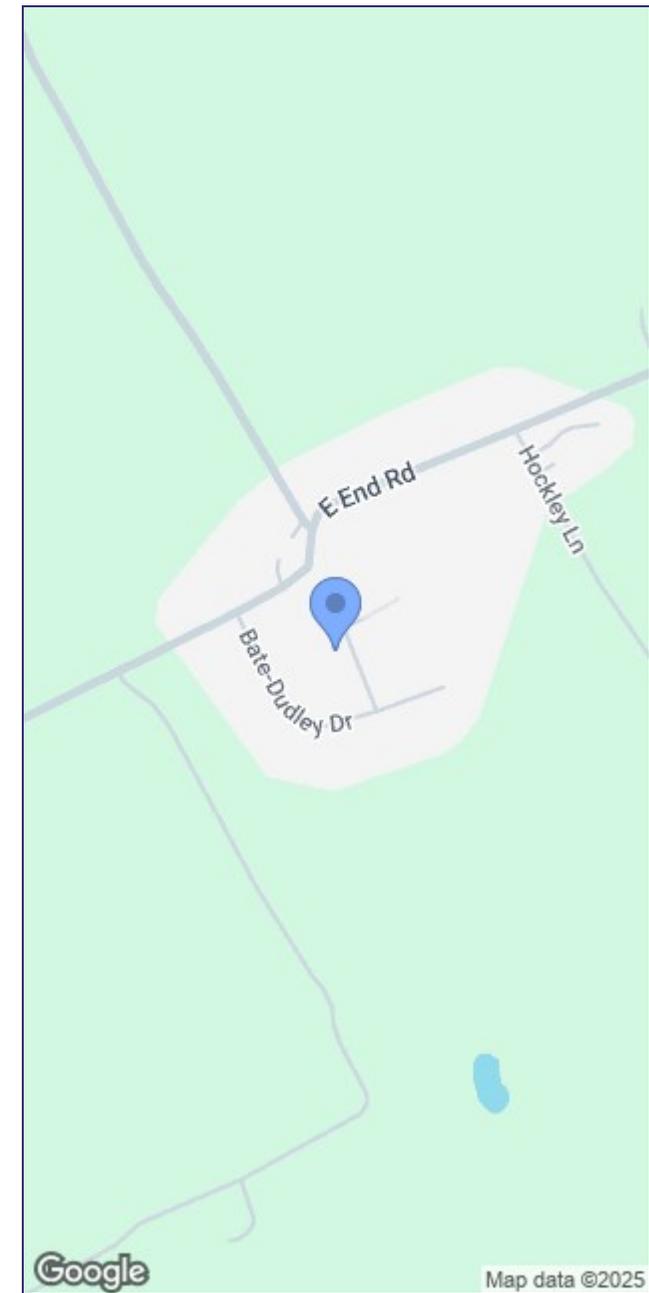
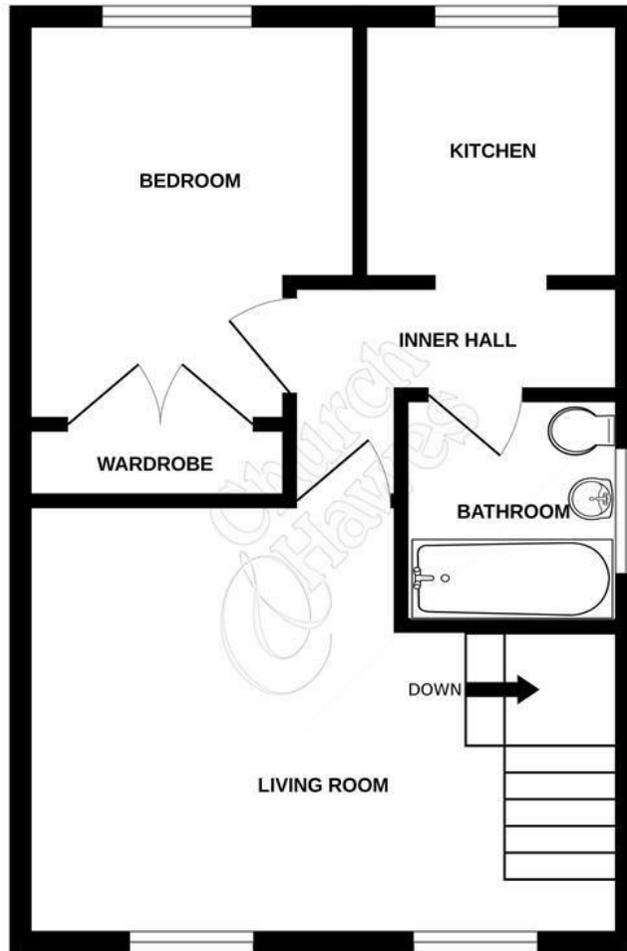
#### **BRADWELL-ON-SEA**

Bradwell on Sea is situated on the Dengie Peninsular where the Blackwater Estuary meets the North Sea providing a delightful village located in a maritime setting with a highly regarded marina, several beaches, access onto the sea wall and a nature reserve. The village has a primary school, thriving community shop and post office and garage as well as two pubs. Trains to London Liverpool Street can be caught from the village of Southminster, a 15 minute drive away. The area is otherwise a quiet, rural, mainly arable landscape with some flat areas of open countryside and some quite stunning undulating areas with hilltop vantage points ideal for hikers and bird watchers. Sailing and motor boating enthusiasts use the River Blackwater for a variety of reasons, from competitions such as the Thames Barge Races, yacht club races and fishing and Bradwell also has a sailing/training establishment school (Bradwell Outdoors) with its ideal sheltered tidal waters. Bradwell offers a great history as a sea port with records existing as

far back as 1478, where a waterside quay was developed in the 14th century to export a thriving sheep market, not only to London and various cities, but also to the continent. This key location has embarked Bradwell as a special place from Roman times to the present day. Evidence of the original Roman fort still remains, with other historical points of interest include St Peters Chapel and St Cedd's, now in an isolated position on the peninsular with a later church built around 17th Century in the centre of the village. Bradwell also has the remains of its war time airfield, home in the 1940's to 418 squadron Royal Canadian Air force. At the end of the war the airfield was returned to agriculture.

#### **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.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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