



35 WOOD GROVE, WITHAM CM8

OFFERS IN EXCESS OF £180,000

2 Bedrooms | 2 Bathrooms | 1 Reception

**** GROUND FLOOR APARTMENT **** This much LARGER THAN AVERAGE ground floor apartment is presented in excellent decorative order throughout, and benefits from gas central heating, double glazed windows, and spacious interior living space making for a perfect first time purchase. Being within walking distance of a variety of local amenities, and offering convenient access to the nearby towns of Witham and Braintree, we highly advise an early viewing in order to avoid disappointment.



Entrance Hall

Carpet flooring, radiator, double glazed window, two storage cupboards, doors to;

Lounge/ Diner 16'0 x 11'8 (4.88m x 3.56m)

Carpet flooring, radiator, double glazed window, TV point, double door to;

Kitchen 9'6 x 7'1 (2.90m x 2.16m)

Range of wall & base units, inset stainless steel sink with central mixer tap, integral oven, gas hob with extractor hood over, space for washing machine & fridge/freezer, Tiled flooring.

Bedroom One 11'10 x 8'5 (3.61m x 2.57m)

Carpet flooring, radiator, double glazed window, door to;

Ensuite

Shower enclosure, WC, pedestal hand wash basin, radiator, tiled flooring

Bedroom Two 12'0 x 8'6 (3.66m x 2.59m)

Carpet flooring, radiator, double glazed window

Bathroom

Suite comprising panel bath with shower attachment over, low level WC and pedestal wash hand basin. Tiled flooring. Shaving point. Obscure glazed window to rear. Downlights. Extractor.

EXTERIOR

Parking

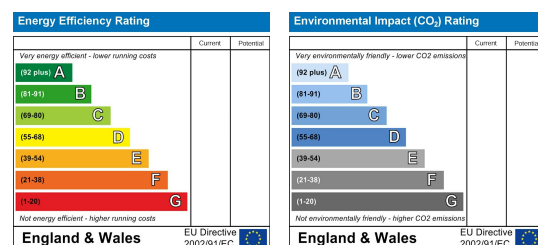
Two allocated parking spaces.

Area Map



Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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