



50 SPEEDWELL CLOSE, WITHAM CM8

OFFERS IN EXCESS OF £270,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**** CALLING ALL FIRST TIME BUYERS **** Situated within a sought after residential area, within walking distance of Witham Station, this beautifully presented end-terraced home enjoys good sized internal accommodation, with a 17' KITCHEN/DINER, two DOUBLE BEDROOMS, and the unique benefit of a larger than average garden to both the front, side, and rear. Ample parking is available within the designated parking to the front of the property itself, whilst convenient access to both the Town Centre, and the nearby A12 make this location a commuters dream. An ideal first time purchase or buy to let investment, early viewing is highly advised in order to appreciate the finish available.

**** GUIDE PRICE £270,000 - £280,000 ****



GROUND FLOOR

Entrance Hall

Laminate flooring, under stair storage cupboard, stairs rising to first floor, doors to;

Living Room 11’8” x 11’6” (3.57 x 3.53)

Laminate flooring, radiator, double glazed window to front, opening to;

Kitchen/Diner 17’6” x 11’4” (5.35 x 3.47)

LVT flooring, dining area with french doors opening to the rear garden, window to rear aspect, radiator, high gloss kitchen with matching wall and base level units with roll edged work surfaces. Integrated oven and four ring gas hob, microwave oven, spaces for washing machine, dishwasher and fridge-freezer.

FIRST FLOOR

Landing

Carpet flooring, loft access, airing cupboard, doors to;

Bedroom One 14’6” x 10’5” (4.43 x 3.18)

Carpet flooring, double glazed window to front aspect, radiator, storage cupboard

Bedroom Two 12’9” x 9’6” (3.91 x 2.91)

Carpet flooring, double glazed window to rear aspect, radiator

Bathroom

Shower over bath, pedestal hand wash basin, WC, obscure window to rear aspect

EXTERIOR

Front

Path leading to front entrance with front garden laid to lawn, leading to additional garden to side aspect (See NOTES)

Rear Garden

Paved patio area, with garden to lawn with enclosed borders. Side access to front.

Parking

The property benefits from rights to park within the communal parking area to the front of the property. We are advised that spaces are unallocated.

NOTES

We are advised by our clients that the garden land to the side of the property is owned by Eastlight Community Homes and is licenced to our clients at a current annual licence fee of £10 per month. The sellers have previously been offered the option to purchase the land directly from the land owner, and further details can be provided upon request.

Area Map

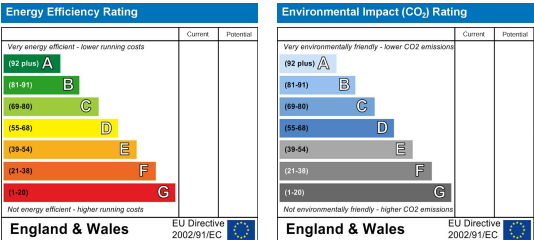


Floor Plans



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This floor plan is not to scale and is for illustrative purposes only.
We make no guarantee, warranty or representation as to its accuracy and completeness.

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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