



## Ashby Road

Witham, CM8 1QN

Freehold  
Tax Band: C

**Guide Price £335,000**



Boasting an UNOVERLOOKED & recently re-landscaped rear garden, sizeable 17' lounge/diner & modern kitchen is this TWO DOUBLE bedroom SEMI-DETACHED property. Benefiting from a GARAGE (potential to convert), further POTENTIAL TO EXTEND (STPP) and offered in IMMACULATE CONDITION throughout. Ideally situated just 1.5 miles to Witham Station (mainline to London Liverpool St) & conveniently set within walking distance to all local shops/amenities & schools. Perfect for first time buyers!!



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The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE PORCH:

### LOUNGE / DINER:

17'6 x 12'11 (5.33m x 3.94m)

### KITCHEN / BREAKFAST ROOM:

12'11 x 9'0 (3.94m x 2.74m)

## FIRST FLOOR ACCOMMODATION:

### MASTER BEDROOM:

12'11 x 9'8 (3.94m x 2.95m)

### BEDROOM TWO:

12'11 x 9'0 (3.94m x 2.74m)

### SHOWER ROOM:

### EXTERIOR:

### REAR GARDEN:

### GARAGE, DRIVEWAY & PARKING:

### AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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