



Church Street

Witham, CM8 2JH

Guide Price £280,000



****OPEN DAY: SATURDAY 6TH AUGUST 1pm-3pm BY APPOINTMENT ONLY**GUIDE PRICE £280,000-£290,000**Benefiting from an UNOVERLOOKED East-facing garden, RECENTLY RE-FITTED 19' kitchen/diner & downstairs bathroom is this two bedroom END-TERRACE COTTAGE. Offering on-street NON-PERMIT parking, well-presented & modern throughout and located just a short walk from Witham Station. Ideal for first time buyers & investors!**



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:

Double glazed window to side aspect, tiled flooring. Door to lounge.

LOUNGE:

11'85 x 10'95 (3.35m x 3.05m)

Double glazed Sash window to front aspect, two radiators, carpeted flooring and smooth ceiling with sunken spotlights. Open to kitchen/diner.

KITCHEN/DINER:

19'62 x 8'62 (5.79m x 2.44m)

A series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in oven, induction hob with extractor hood over, integrated fridge/freezer, washing machine and dishwasher, breakfast bar, stairs to first floor, radiator, tiled flooring and smooth ceiling with sunken spotlights. Door to side leading to rear garden.

BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and rainfall shower over, inset WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, tiled flooring and smooth ceiling.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE:

11'92 x 11'27 (3.35m x 3.35m)

Double glazed Sash window to front aspect, radiator, carpeted flooring.

BEDROOM TWO:

9'96 x 8'34 max to 6'13 (2.74m x 2.44m max to 1.83m)

Double glazed window to rear aspect, loft access, built-in wardrobes, radiator, carpeted flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked, East-facing garden, hard-landscaped throughout with access gate to side providing access to property front.

PARKING:

On-street, non-permit parking available on free-for-all basis. (Current owners park 3-4 vehicles along street with no difficulty).

AGENTS NOTES:

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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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