HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Rosebay Close

Freehold
Tax Band: B

Witham, CM8 2XS

Offers In Excess Of £315,000

3 2 1

Boasting a spacious RECENTLY REFITTED KITCHEN with walk-in larder and dining area, BAY-FRONTED lounge, d/stairs cloakroom and well-proportioned front and rear gardens is this MODERN three bedroom mid-terrace property. Benefiting from a REFITTED BOILER (2022), well-presented living space throughout and communal parking. Ideally located close to local amenities/schools and just 1.3 miles to Witham Station (mainline to London Liverpool St). Ideal for first time buyers!!

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Secure main entry door, stairs to first floor, radiator, engineered oak flooring.

CLOAKROOM:
Opaque double glazed window to front aspect, low level WC, vanity wash hand basin, engineered oak flooring.

LOUNGE:
13'00 x 11'6 (3.96m x 3.51m)
Double glazed bay window to front aspect, radiator, carpeted flooring.

KITCHEN / DINER:
17'5 x 9'6 (5.31m x 2.90m)
Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven and microwave oven, induction hob with extractor hood over, integrated fridge and dishwasher, space for washing machine, radiator, tiled flooring. Access to walk-in pantry, double doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Airing cupboard, loft access, carpeted flooring.

BEDROOM ONE:
13'2 x 10'5 (4.01m x 3.18m)
Double glazed window to rear aspect, fitted wardrobes, radiator, carpeted flooring.

BEDROOM TWO:
13'00 x 8'7 plus door recess (3.96m x 2.62m plus door recess)
Double glazed window to front aspect, radiator, carpeted flooring.

BEDROOM THREE:
10'2 x 8'9 (3.10m x 2.67m)
Double glazed window to front aspect, built-in wardrobe, radiator, carpeted flooring.

FAMILY BATHROOM:
Opaque double glazed window to rear aspect, enclosed and fully tiled corner shower, low level WC, vanity wash hand basin, radiator, vinyl flooring.

EXTERIOR:

REAR GARDEN:
Well-proportioned rear garden, enclosed by fencing and comprising patio area with pathway to rear access gate, remainder laid to lawn, storage shed.

COMMUNAL PARKING:
Communal parking area with ample parking spaces.

AGENTS NOTES:
Council Tax Band: B

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.