



Yare Avenue | | Witham | CM8 1TR

Guide Price £315,000

bear
Estate Agents

Guide Price £315,000 - £325,000

Bear Estate Agents are delighted to present this beautifully modern three-bedroom home, ideally situated close to local amenities and excellent transport links. Perfect for families or professionals seeking contemporary living with comfort and convenience, this property has been finished to a high standard throughout.

The ground floor offers a spacious and inviting lounge, filled with natural light and featuring patio doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow. To the rear, an impressive open-plan kitchen and dining area provides the ideal space for cooking, dining, and entertaining, complete with modern fittings and stylish finishes.

Upstairs, the property boasts three generously sized bedrooms, each offering ample storage space, along with a well-presented family bathroom designed with a modern touch.

Located within easy reach of local shops, schools, and amenities, this stunning property offers the perfect blend of style, practicality, and location ready for its new owners to move straight in and enjoy.

- Stunning Three Bedroom • Modernised House
- Spacious Rear Garden • Close To Local Amenities
- Open Plan Kitchen/ Diner • Solar Panels
- Plenty of Parking

Lounge

17'3 x 13'3 (5.26m x 4.04m)

Smooth ceiling with wall mounted light fittings, double glazed Patio doors to the rear garden, double glazed window to the front aspect, wooden flooring throughout, log burner, power points and wall mounted radiator.





Kitchen / Diner

17'3 x 9'6 (5.26m x 2.90m)
Double glazed windows to the front and rear aspect, smooth ceiling with pendant ceiling light. The kitchen includes, eye and base level units, space for washing machine, inset fridge freezer, inset oven with eclectic hob and extractor fan above, sink with draining board, tiled splashbacks and tiled flooring throughout.

Upstairs Landing

Carpeted flooring throughout and access to all rooms.

Bedroom One

13'05 x 9'06 (4.09m x 2.90m)
Double glazed window to the front aspect, space for storage, wall mounted radiator, power points, carpeted flooring throughout and loft access.

Bedroom Two

11'05 x 9'07 (3.48m x 2.92m)
Double glazed window to the front aspect, power points, carpeted flooring throughout and loft access.

Bathroom

6'02 x 5'06 (1.88m x 1.68m)
Smooth ceiling with inset spotlights, obscure double glazed windows to the rear aspect, panelled bath with shower head attachment, vanity sink unit with WC, tiled walls surround and tiled flooring.

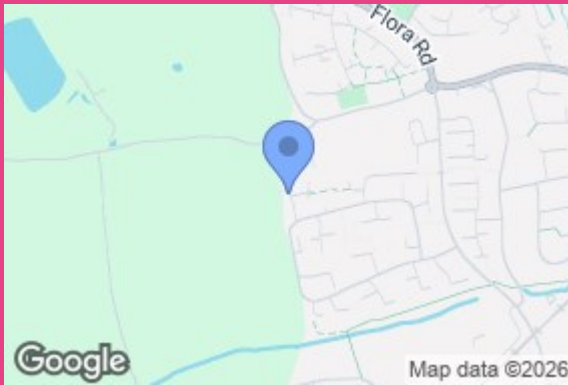
Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

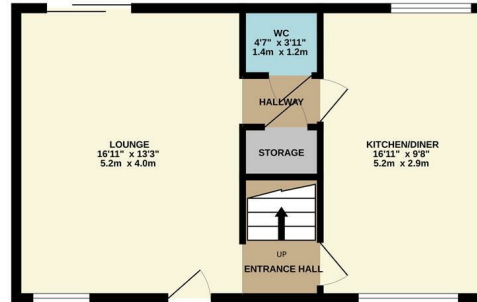
Tenure - Freehold
Council Tax Band - B



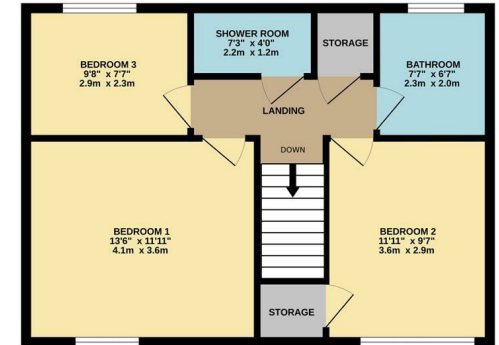




GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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