



## 9 RUSSELL CLOSE, WITHAM CM8

OFFERS IN EXCESS OF £325,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

\*\* NO ONWARD CHAIN\*\* A well presented THREE Bedroom Semi Detached Family Home situated within Russell Close, Witham. Overlooking greensward to the front, the property boast TWO Reception Rooms, Kitchen/Diner, Cloakroom, En-Suite to Master Bedroom whilst externally boasting a single garage & allocated parking. Early viewing advised to appreciate the accommodation on offer.



## Hallway

Stairs rising to first floor, doors leading to:

### Lounge 10'2" x 15'10" (3.122 x 4.841)

Laminate flooring, window to front, radiator, doors leading to conservatory.

### Kitchen/Diner 15'11" x 10'4" (4.869 x 3.150)

Laminage flooring, windows to front & rear, door leading to rear hallway, wall & base units, integral oven & fridge freezer, spaces for washing machine & dishwasher.

## Conservatory

Laminate flooring, door leading to rear garden, radiator.

## Rear Hallway

Door leading to cloakroom & rear garden

## Cloakroom

WC, Pedestal hand wash basin, radiator.

## FIRST FLOOR

### Bedroom One 9'6" x 8'2" (2.902 x 2.496)

Laminate flooring, fitted wardrobe, window to front

## En-Suite

WC, Pedestal hand wash basin, shower cubicle.

### Bedroom Two 8'8" x 10'2" > 7'11" (2.664 x 3.119 > 2.424)

Carpet flooring, window to front, fitted wardrobe.

### Bedroom Three 7'1" x 6'11" (2.182 x 2.124)

Laminate flooring, window to rear

## Bathroom

Tiled flooring, WC, pedestal hand wash basin, bath with shower over, airing cupboard.

## Rear of Property

Commencing with a paved patio seating area, remainder laid to lawn, pathway leading to rear gate with access to parking & garage.

## Garage & Parking

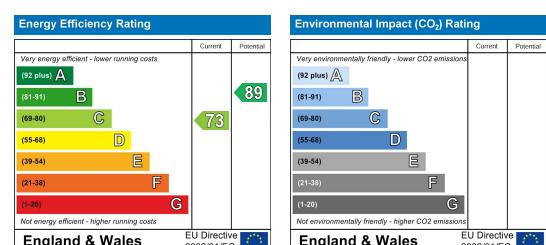
Single Garage. 1x Allocated Parking Space

## Area Map



## Floor Plans

## 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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