



## 13 Albert Road, Witham, CM8 2BS

### Offers in excess of £465,000

**\*\* ATTENTION BUYERS - SPACIOUS SEMI-DETACHED HOME \*\***

This home, which is full of character is located centrally in Witham which is a pleasant town in the Braintree district in Essex. With good access to all the towns local amenities and just a short hop to the railway station, the location will suit many and we recommend an early visit. The town enjoys plenty of shops, bars, restaurants, schools and leisure facilities and is popular for those who look to commute into the city of London also. With the River Brain running through the town this home will be popular!

The accommodation which is set upon four floors briefly consists: a study/gym, kitchen, dining room, shower room, utility and garage. To the ground floor is an additional day room/office and lounge. To the first floor are two bedrooms with fitted wardrobes and a bathroom. To the second floor are two further bedrooms and a w.c.

At the front of the property is an area to park which leads to the garage. At the rear a delightful garden with patio area and gravel along with mature shrubs.





Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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