



5 Witham Street

This three story terraced townhouse is centrally located within convenient walking distance of the town centre amenities and could be ideal for a first time buyer looking to put their own stamp on a property. It could also prove particularly suited to a developer or a landlord looking to expand their portfolio of rental properties.

In brief, the ground floor accommodation comprises lounge, kitchen and bathroom, with two bedrooms on the first floor. A second staircase leads to the loft room which is currently utilised as a third double bedroom. Outside the property has the benefit of an enclosed rear yard with brick built store.

Buyers working to a restricted timeframe will note that the property also benefits from no onward chain.

- Three Storey Townhouse
- Centrally located, Walking Distance of the town centre
- Two Double Bedroom Plus Loft Room
- Will Benefit From Some Modernisation
- Rear Yard
- Council Tax Band A
- EPC 'E 46'
- Tenure: Freehold



Entrance via a uPVC door into the **Entrance Hall** - with tiled floor and under stairs cupboard. The entrance hall has understairs cupboard and doors arranged off to:

Lounge 3.96m x 3.56m - With uPVC double glazed window to the front aspect, electric storage heater, power points and tiled feature fireplace with fitted chimney breast cupboard.

Kitchen 3.46m x 3.07m - The kitchen comprises a range of cupboard and drawer units to both base and eye level, with work surfaces having an inset stainless steel sink/drain unit, space for cooker with extractor canopy over and spaces for washing machine, fridge and further appliances. Door gives access to the first floor staircase and the kitchen has open access to the:

Rear Lobby – Having airing cupboard housing the hot water cylinder. External door and door to the bathroom.

Bathroom – uPVC obscured window to the rear aspect. The bathroom comprises a suite of panelled bath with tiled surround and Triton shower unit, close coupled WC, pedestal hand basin and has heated towel rail.

First floor – Landing – With doors arranged off to:

Bedroom One 3.95m x 3.81m – Having a uPVC window to the front aspect, electric storage heater and under stairs cupboard.

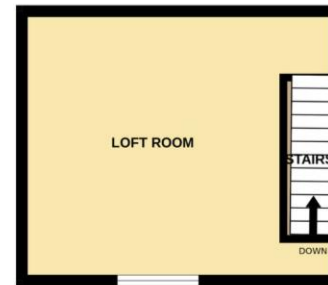
Bedroom Two 3.86m x 3.08m - Having a uPVC window to the rear aspect electric storage heater and over stairs cupboard. The landing also leads via a second staircase up to the second floor.

Loft Room 4.29m narrowing to 3.42m x 4.23m - Currently used as a third bedroom with a uPVC window to the front aspect and electric storage heater.

Outside - Property has the benefit of an enclosed rear yard which has a lean to style brick-built store at the rear.

N.B - We have been made aware that this property is within a conservation area and restrictions may apply





NOTE: Tenure: Freehold. We understand that this property is within a conservation area and restrictions may apply.

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