



B E **BAKER ESTATES**
ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS

111 Church Street, Witham, CM8 2JW

Guide price £300,000



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Some More Information

From the entrance door you lead into the entrance hall where stairs rise to the first floor and openings give access to the lounge dining room, with windows to side and rear along with the gas fire and back boiler. The kitchen is located to the front of the property and presented with a range of high gloss units beneath work surfaces, with inset 5 ring hob, double oven and sink with spray tap along with dishwasher and space for washing machine. The former understairs cupboard is open to the kitchen for further storage. To the rear of the property is a conservatory with glass panels to the floor and sliding patio doors leading out to the rear hard landscaped garden.

To the first floor there are three bedrooms with bedroom one having a window to the front elevation whilst bedrooms two and three both have windows to the rear. The former bathroom has been adapted to create a shower wet room with W.C. and wash hand basin along with a window to the side elevation. Completing the first-floor accommodation is 3 landing storage cupboards one of which contains the hot water cylinder and controls.

Externally

To the front of the property a shared accessway with the neighbour gives way to an area of paved parking, enclosed to the front and side but close boarded fencing. The shared driveway continues between the properties and open into the rear garden area which is hard landscaped with areas of crazy paving and block paving.

Location

Witham is situated along with A12 trunk road, between the Cities of Chelmsford and Colchester and offers a wide variety of shops and services for daily living including 5 supermarkets, cafés and restaurants along with Dentists, Doctors and Pharmacies.

The town further benefits from two secondary schools rated Good and Outstanding in the latest Ofsted reports and a number of Primary schools. The property is also located just 0.6 miles to Witham Mainline Railway Station, which offers a fast and frequent service to London Liverpool Street Station in 40 – 45 minutes.

Entrance Hall

W.C.

Kitchen

9'3" x 8'6" (2.82m x 2.59m)

Lounge/Diner

16'6" x 12'3" (5.03m x 3.73m)

Conservatory

9'9" x 8'0" max (2.97m x 2.44m max)

Landing

Bedroom One

10'6" x 9'3" (3.20m x 2.82m)

Bedroom Two

9'6" x 8'1" (2.90m x 2.46m)

Bedroom Three

9'6" x 8'1" max (2.90m x 2.46m max)

Shower/Wet Room

6'3" x 5'6" (1.91m x 1.68m)

Services

Council Tax Band - C

Local Authority - Braintree District Council

Tenure - Freehold

EPC - D

Mains Electric

Mains Water

Mains Drainage

Mains Gas

Superfast broadband available in the area via Openreach with speeds up to 76mbs

Mobile coverage is available from EE, Three, O2 & Vodafone networks (Details obtained from Ofcom March 2024).

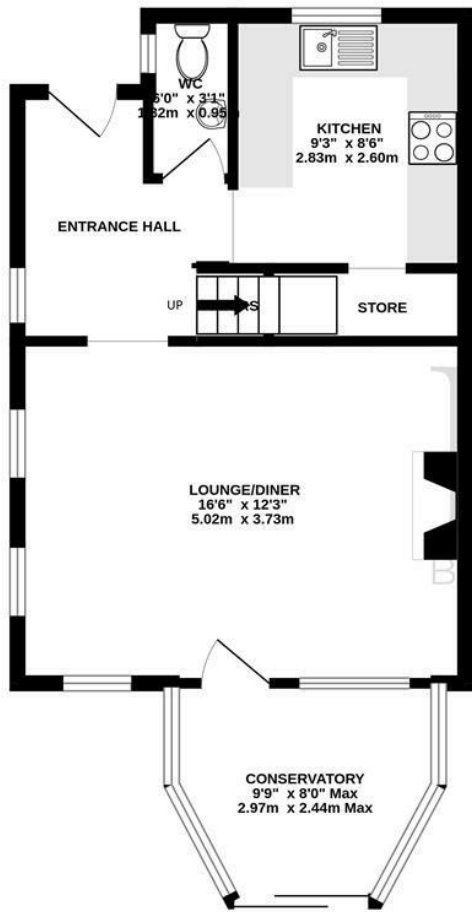
Construction Type - We understand the property to be predominantly of brick construction uPVC windows, doors and conservatory.

The property was not constructed at time where the lifetime homes code was required as such some areas may be limited access and access does include steps.

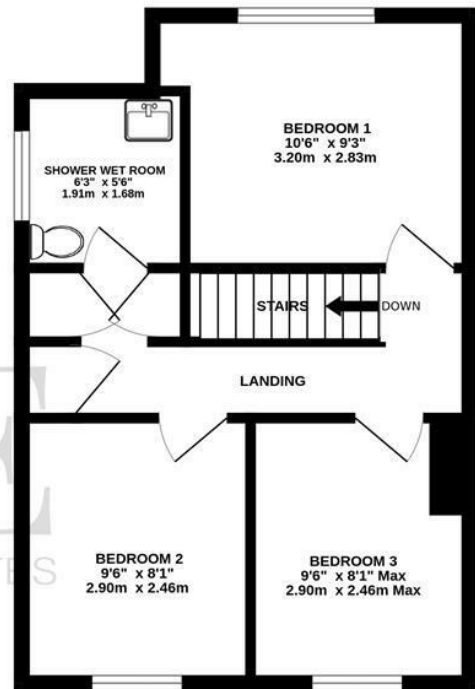
Flood risk in the property location is considered a very low risk from rivers and sea, along with unlikely flooding from Groundwater and Reservoirs the property is in a medium risk area for surface water flooding.
(Details obtained from Gov.UK flood risk area March 2024).



GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.

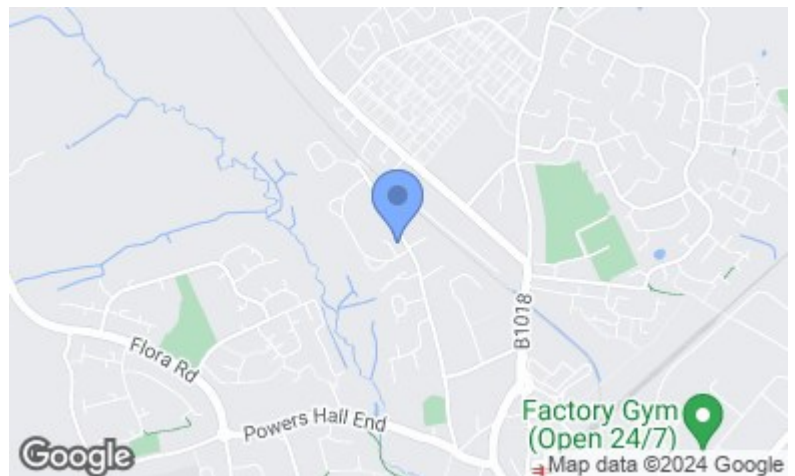


TOTAL FLOOR AREA : 839 sq.ft. (78.0 sq.m.) approx.

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			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.