

oakheart



£280,000

Guide Price  
Constance Close, Witham

Guide Price: £280,000 - £300,000.

Presenting a 2-bedroom end-of-terrace property nestled within the desirable locale of Witham. This residence offers a perfect blend of comfort and convenience, boasting a well-designed layout and attractive features throughout.

Upon entering, you are welcomed by an inviting Entrance Porch, setting the tone for the warmth and homeliness that permeates

the entire property. The ground floor unfolds into a spacious Lounge, providing an ideal space for relaxation and entertainment. Adjacent to the lounge is the Kitchen Diner offering a seamless flow and direct access to the rear garden. This creates an effortless indoor-outdoor connection, perfect for al fresco dining.

Ascending the stairs from the lounge, taking to the first floor, which houses two generously proportioned bedrooms.

Completing the first floor is the Family Bathroom, offering contemporary amenities.

Externally, the property boasts a fully enclosed South-facing Rear Garden, providing a private space for outdoor enjoyment and relaxation. Additionally, an enclosed Front Garden enhances the aesthetic appeal and offers further outdoor space for recreational activities or gardening enthusiasts. The inclusion of two Parking Spaces ensures convenience and ease of access for residents and visitors alike.



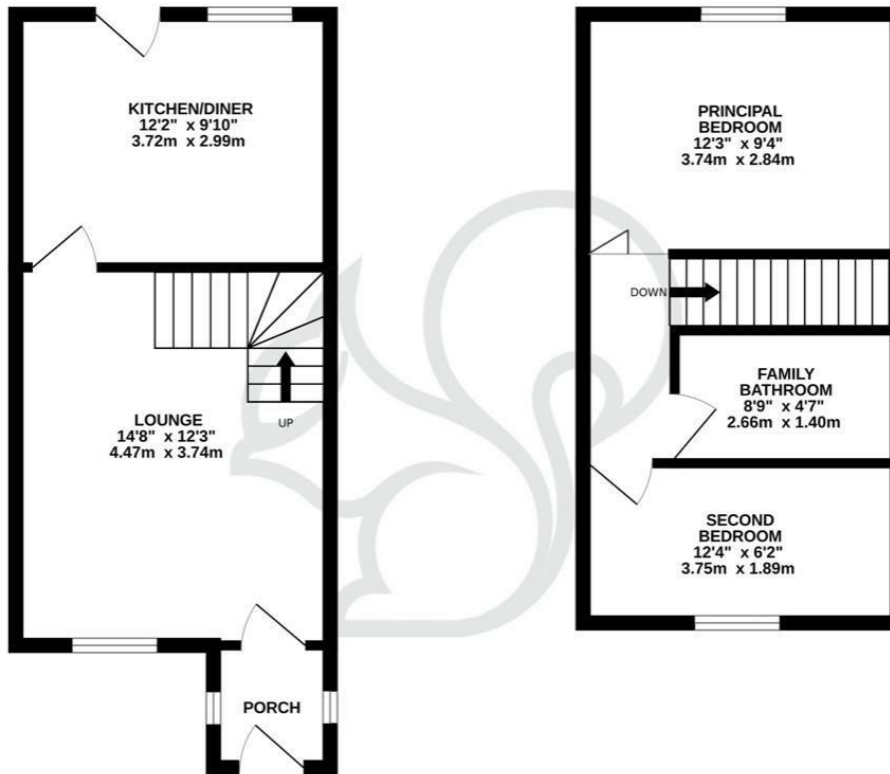






GROUND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.

1ST FLOOR  
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.6 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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Local Authority:  
Braintree

Tenure:  
Freehold

Council Tax Band:  
C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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