

oakheart



Yale

£280,000

Guide Price  
Holst Avenue, Witham

Guide Price £280,000 to £290,000. Situated on the desirable Holst Avenue, this two bedroom terrace house is conveniently located within easy reach of a selection of amenities, good schooling and transport links to the South of Witham. Given the condition, the property itself is perfectly suited to somebody looking to make their first steps onto the property ladder or alternatively looking to make an investment purchase.

Internally, the property boasts a spacious lounge/diner, perfect

for entertaining guests with patio doors leading to the rear garden or relaxing with your loved ones in the evening. There is a fitted kitchen that provides plenty of worktop and cupboard space ideal for family living.

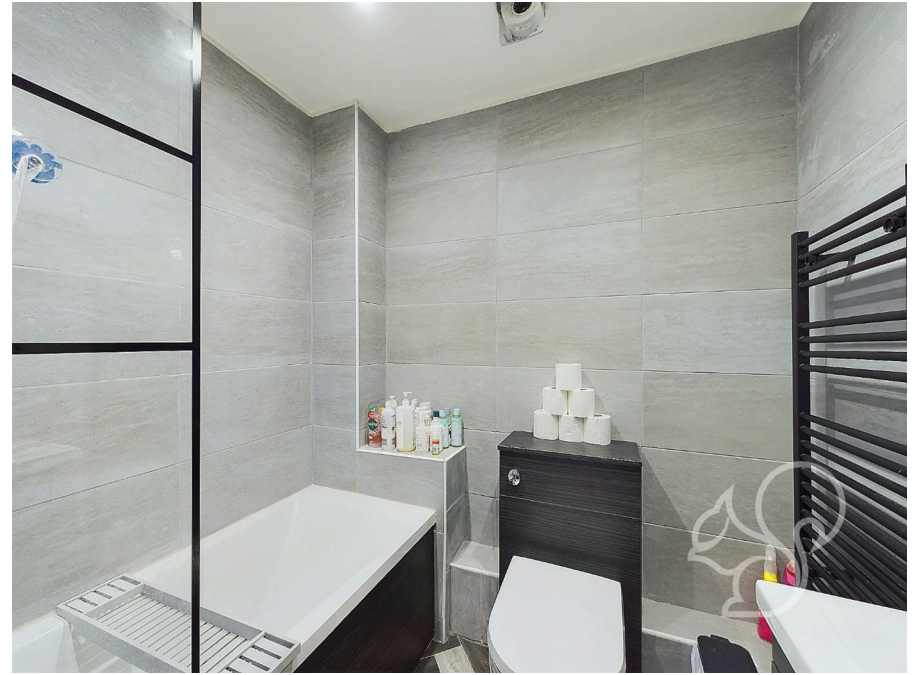
To the first floor, two generously and evenly sized bedrooms which sit to the front and back of the property with a family bathroom located in between.

One of the highlights of this lovely home is the private rear garden, ideal for enjoying a morning cup of tea or hosting a summer barbecue. The downstairs WC adds convenience for you and your guests. Located in a peaceful neighbourhood, this property also offers allocated parking, ensuring you never have to worry about finding a spot after a long day.

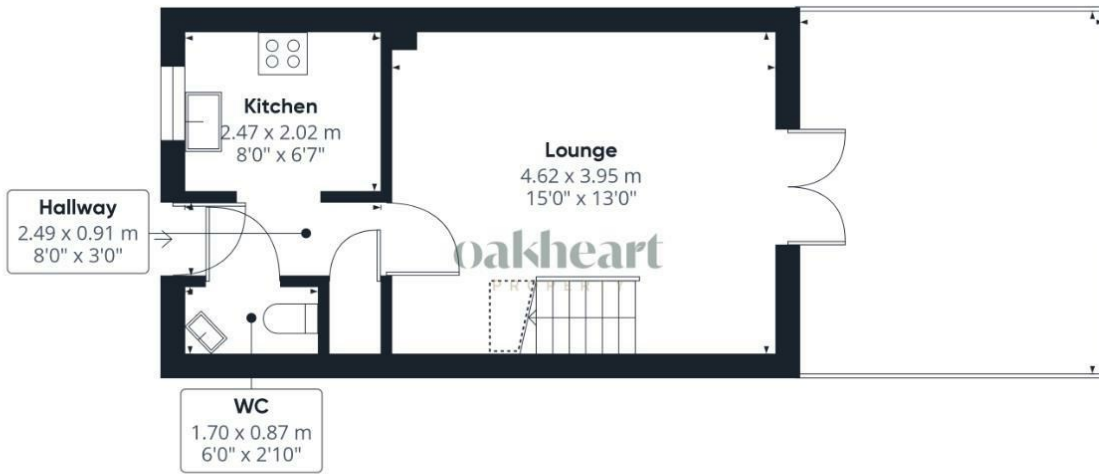
Please call Oakheart Property to arrange an internal viewing today.



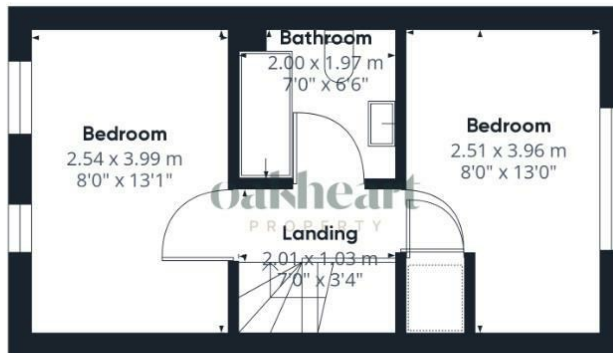








Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**

53.56 m<sup>2</sup>  
576.52 ft<sup>2</sup>

**Reduced headroom**

1.37 m<sup>2</sup>  
14.75 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Local Authority:**  
Braintree

**Tenure:**  
Freehold

**Council Tax Band:**  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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