



All enquiries Ref: Callum Glenn

- **Freehold Semi-Detached House**
- **Walking Distance to Train Station**
- **Full Vacant Possession**

Location:

The property is located in this residential street within a few moments' walk of Witham Rail station which provides a direct service to London Liverpool Street with a journey time of some 50 minutes. The centre of Witham lies just to the north and offers a range of shopping facilities together with recreational pursuits. The A12 lies to the south and links south west to Chelmsford or north east to Colchester.

Description:

Until recently the property has been let on a shorthold tenancy and has been well maintained by the previous long term tenant. Now offered with vacant possession, whilst a buyer may wish to update/ redecorate, it offers an ideal opportunity for investment or an owner occupier to move in immediately following completion of the purchase.

Accommodation:

First Floor: Three Bedrooms, Bathroom/wc

Ground Floor: Entrance Hall, Reception Room, Dining Room open plan to Kitchen, Cellar

Outside: Shared side Driveway, Rear Garden

EPC Rating: D

Council tax Band: C

To View:

Strictly and Only by Prior Arrangement with the Auctioneers.

