



Purcell Road, Witham CM8 1FF

welcome to

Purcell Road, Witham

**** GUIDE PRICE £400,000 - £425,000 **** Well presented mid terraced family home located close to Chipping Hill Primary school. Four bedrooms, bathroom and ensuite. Lounge/ dining room, kitchen and ground floor cloakroom. Enclosed rear garden and two allocated parking spaces to rear.



Location

Witham has a variety of shops along its High Street as well as two shopping precincts. There are also primary and secondary education facilities nearby. Maltings Academy Secondary School Ofsted rating outstanding in 2020. Chipping Primary School Ofsted rating outstanding in 2012. Howbridge Primary schools Ofsted Good rating in 2013. Witham is bypassed by the A12 which leads to Chelmsford to the South and Colchester to the North. The A120 can be joined at Braintree which is just a short driveway and gives good access to Stansted Airport and M11. The mainline station at Witham which is easily accessed has a fast and frequent service to London Liverpool Street.

Entrance Hall

Entrance door to front,

Lounge / Dining Room

16' 5" x 14' 6" (5.00m x 4.42m)

Double glazed French doors leading into rear garden with matching panels and windows to side. Two radiators.

Cloakroom

Wash hand basin, wc and radiator.

Kitchen

10' 2" x 8' (3.10m x 2.44m)

Double glazed window to front. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Oven, hob and extractor over. Integral fridge/freezer.

First Floor

Landing

Storage cupboard and doors to :-

Bedroom Two

14' 4" x 6' 6" (4.37m x 1.98m)

Double glazed window to front and radiator.

Bedroom Three

12' 4" x 8' 5" (3.76m x 2.57m)

Double glazed window to rear and radiator.

Bedroom Four

8' 9" x 6' 5" (2.67m x 1.96m)

Double glazed window to rear and radiator.

Bathroom

Double glazed window to front. Panel enclosed bath, pedestal wash hand basin and wc. Heated towel rail.

Second Floor

Landing

Radiator and door into :-

Bedroom One

Tow Velux windows to rear and radiator and door into :-

Ensuite

Double glazed window to front. Shower cubicle, wash hand basin and wc. Heated towel rail.

Exterior

Front

Property is set back away from the road. There is a small green area to the front surrounded by trees giving it a more private feeling.

Rear Garden

Enclosed by panel fencing, Commencing with a paved patio area leading onto a lawned area. Gate to rear leading to allocated parking spaces x 2.



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welcome to

Purcell Road, Witham

- Mid terraced
- Four bedrooms
- Bathroom and ensuite
- Lounge / dining room
- Downstairs cloakroom

Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£400,000 - £425,000

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



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Please note the marker reflects the postcode not the actual property



Property Ref:
CGS105701 - 0004

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