



- No Onward Chain!
- Quarter House
- 1 Bedroom
- 2 Storey Living

- Mezzanine Storage
- Allocated Parking
- Popular Location
- EPC Rating: C

Blackbird Way, Witham St. Hughs, LN6 9FL,
£115,000





Starkey&Brown is delighted to offer for sale this 1 bedroom quarter house situated in Witham St. Hughs. Offered for sale with no onward chain the property offers 2 storey living with accommodation comprising of a ground floor entrance with shower room and 1 double bedroom. Rising to the first floor there is open plan living with a kitchen area, mezzanine storey and a Juliette balcony. The property offers 1 allocated parking space and comes with a communal maintenance fee of £320 per annum. Further benefits of the property includes uPVC double glazing and gas central heating throughout. Witham St. Hughs has an excellent array of amenities such as schooling at primary and nursery level, Co-op foodstore and The Market Lounge Bistro. For more information or to arrange a viewing. Contact Starkey&Brown. Council tax band: A. Freehold.



Entrance Hall

Having front door entry to front aspect, stairs rising to first floor, access to bedroom and shower room.

Double Bedroom

9' 1" x 11' 6" (2.77m x 3.50m)

Having uPVC double glazed window to front and side aspects and radiator.

Shower Room

6' 5" x 4' 8" (1.95m x 1.42m)

Having a shower cubicle, low level WC, pedestal hand wash basin unit, radiator, space and plumbing for washer/dryer.

First Floor Landing

Open Plan Living Kitchen Area

11' 7" x 15' 9" (3.53m x 4.80m)

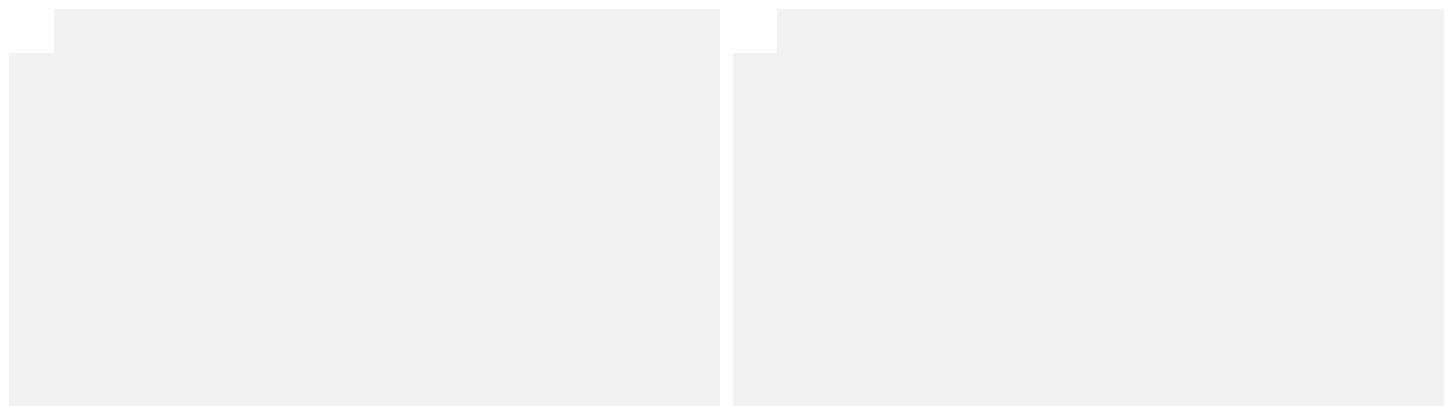
Having a range of kitchen units with 4 ring hob with extractor hood, oven, Juliette balcony, uPVC double glazed window to front aspect, mezzanine for storage and a separate storage cupboard.

Outside Rear

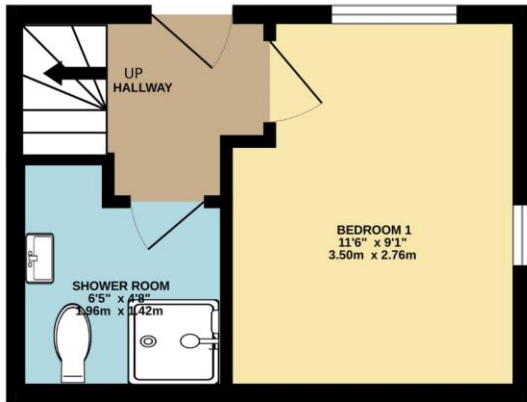
Having 1 allocated parking space.

Agents Note

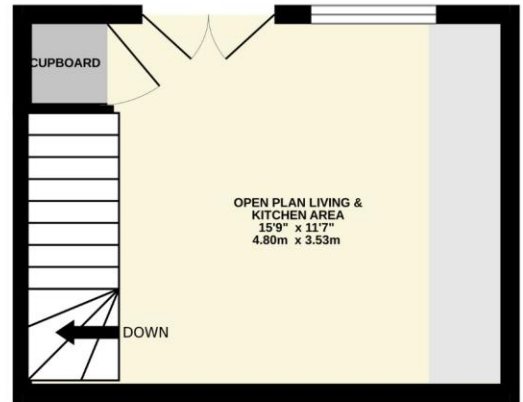
The property comes with a communal maintenance fee of £320 per annum.



GROUND FLOOR
182 sq.ft. (16.9 sq.m.) approx.



1ST FLOOR
175 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA : 357 sq.ft. (33.2 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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Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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