

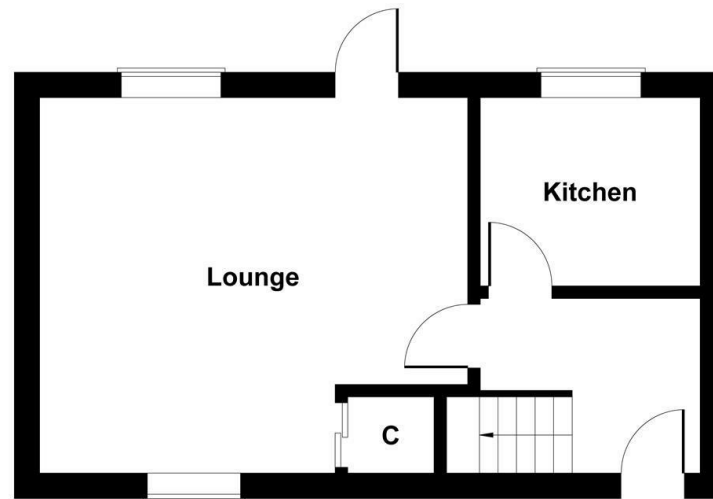


Longfield, Witham, Essex, CM8 2SN
Guide price £280,000

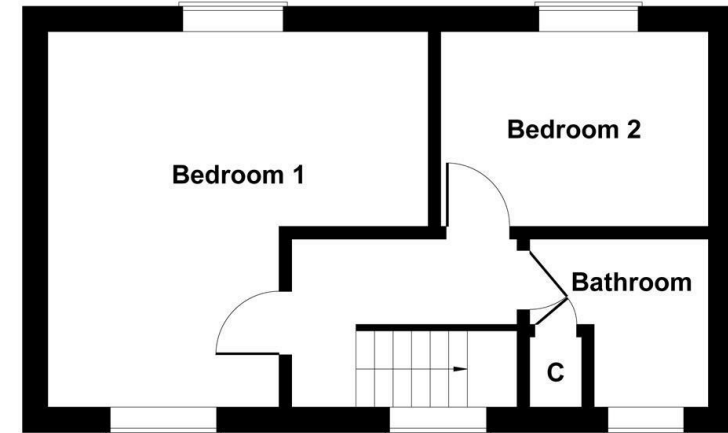
Paul Mason Associates

- Two bedrooms
- Family bathroom
- Lounge
- Kitchen
- Private rear garden
- Parking
- NO ONWARD CHAIN
- 0.7 miles to a mainline train station
- EPC- D

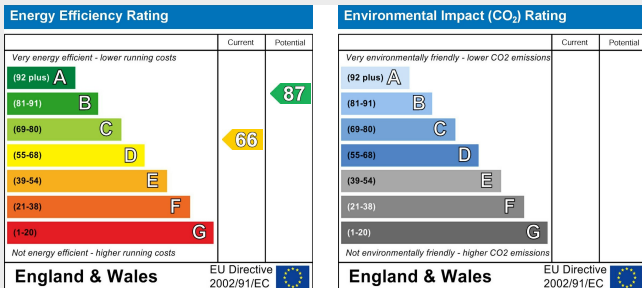
A two bedroom terrace property with private rear garden and additional land to build a single garage subject to council approval. The property is located at the end of a cul-de-sac approx. 0.8 miles from a mainline station with trains into London Liverpool Street. There is allocated parking to the front. The accommodation comprises of a lounge/diner, fitted kitchen, two bedrooms and bathroom. The property is located within easy reach of the local amenities and is available with no onward chain.



GROUND FLOOR



FIRST FLOOR



Distances

Witham Train Station - 0.7 miles

Witham High Street - 1.2 miles

Maltings Academy - 1.7 miles

Templars Primary & Nursery School - 0.2 miles

A12 Junction 22 - 1.6 miles

Chelmsford City Centre - 11 miles

All distances are approximate

Accommodation

GROUND FLOOR

Entrance Hall

Lounge

4.63m x 3.98m (15'2" x 13'0")

Kitchen

2.72m x 2.08m (8'11" x 6'9")

FIRST FLOOR

Landing

Bedroom One

4.03m x 4.01m max (13'2" x 13'1" max)

Bedroom Two

3.31m x 2.10m (10'10" x 6'10")

Bathroom

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Braintree

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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