



Broom Close, Witham St Hughs



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**\*\* GUIDE PRICE of £260,000 - 270,000 \*\***



## Key Features

- Well Presented Detached House
- Three Double Bedrooms
- Ensuite, Bathroom & Downstairs WC
- Garage & Double Length Driveway
- Kitchen Diner with Integrated Appliances
- Good Sized Gardens Front & Rear
- EPC rating B
- Freehold





**\*\* GUIDE PRICE of £260,000 - 270,000 \*\*** Well presented **THREE DOUBLE BEDROOM** Detached House situated in a well distanced position in an exclusive row of five properties in the popular village of Witham St Hughs within easy walking distance of local shops, schools and other amenities. The accommodation comprises Entrance Hall, WC, Lounge, Dining Kitchen, Utility Room, Landing, Bathroom and Three Double Bedrooms with En-suite to master. Outside there is a Double Length Driveway, larger than average Garage and Generous Gardens to the Front & Rear.



#### Entrance Hall

External door to front aspect and window to side aspect, stairs to first floor with storage under, and radiator.

#### Lounge 3.74m x 3.85m (12'4" x 12'7")

Window to front aspect and radiator.

#### Kitchen Diner 2.82m x 5.51m (9'4" x 18'1")

Window and french doors to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, integrated dishwasher, electric oven, four ring gas hob with extractor over, integrated fridge freezer and radiator.

#### Utility Room 1.61m x 2.29m (5'4" x 7'6")

External door to side aspect and fitted with a range of wall and base units with worktops over, space and plumbing for both washing machine and tumble dryer.

#### WC 1.00m x 1.61m (3'4" x 5'4")

Fitted with low level WC, wash hand basin and radiator.

#### Landing

Access to loft and storage cupboard.

#### Bedroom One 3.85m x 3.16m (12'7" x 10'5")

Window to front aspect and radiator.



#### En-Suite 1.78m x 1.66m (5'10" x 5'5")

Window to front aspect and fitted with shower cubicle, wash hand basin, low level WC and radiator.

#### Bedroom Two 2.82m x 2.85m (9'4" x 9'5")

Window to rear aspect and radiator.

#### Bedroom Three 2.82m x 2.67m (9'4" x 8'10")

Window to rear aspect and radiator.

#### Family Bathroom. 2.08m x 1.69m (6'10" x 5'6")

Window to side aspect and fitted with panel bath, low level WC, wash hand basin and heated radiator.

#### Outside

To the front of the property is a lawned garden with pathway leading to the front door. To the rear of the property is an enclosed lawned garden with paved patio area and gated side access. The property benefits from a double driveway and garage.

#### Garage 3.04m x 6.27m (10'0" x 20'7")

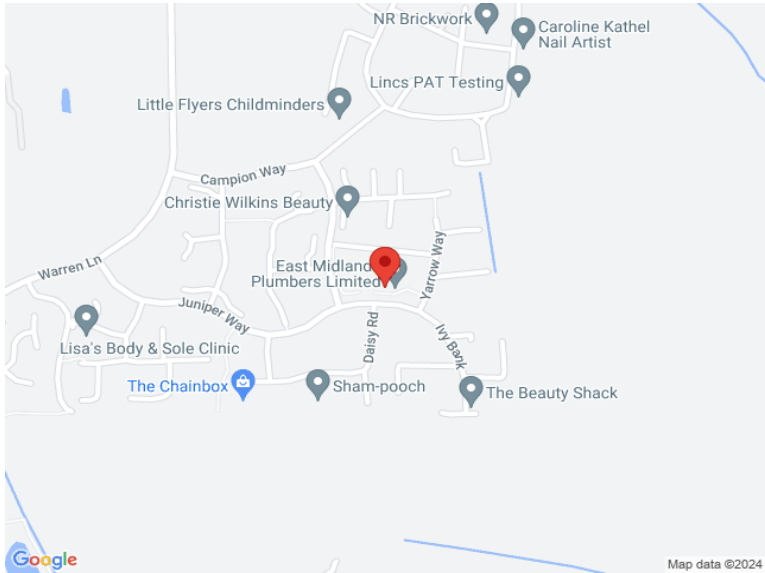
Pitched roof and up and over door.

#### Agent Note

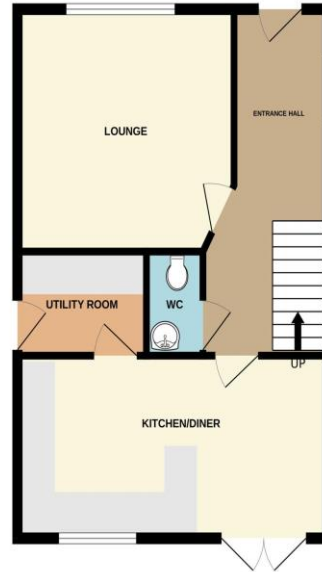
There is an annual service charge of £162.50 with this property.

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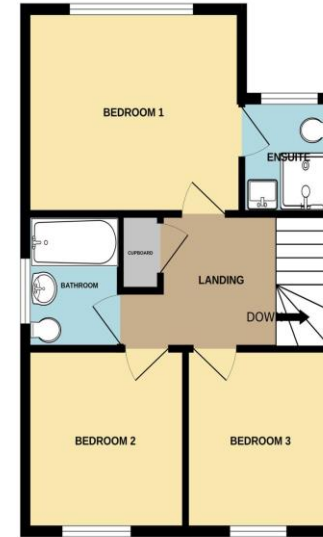




GROUND FLOOR  
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



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TOTAL FLOOR AREA : 939 sq.ft. (87.2 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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

