



Juvina Close, Witham, CM8 1QL
O.I.E.O £340,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Welcome to this charming two-bedroom semi-detached house located in the corner of the highly desirable Jovina Close in Witham. This property boasts a spacious living room, a well-appointed kitchen, a Sunroom overlooking the private garden and a garage providing ample storage space. Situated just 1.5 miles from Witham mainline station, this home offers convenient access to transportation links for easy commuting. The property also features ample parking for numerous vehicles on the Driveway and in the Garage, ensuring that you and your guests will always have a place to park. With no onward chain, this house is ready and waiting for its new owners to move in and make it their own. The property had plans granted for a two storey side extension (which have now expired) which could really enhance the home. Whether you're a first-time buyer, a small family, or looking for an investment opportunity, this property ticks all the boxes. Don't miss out on the chance to own this lovely home in a sought-after location. Contact us today to arrange a viewing and take the first step towards making this house your new home.



Bedroom 12'10 x 9'0 (3.91m x 2.74m)

Double glazed window to front, radiator, coved to ceiling.

Bedroom 12'10 x 8'7 (3.91m x 2.62m)

Double glazed window to rear, radiator, coved to ceiling, fitted storage cupboard.

Bathroom 7'10 x 5' (2.39m x 1.52m)

Obscure double glazed window to side, heated towel rail, white suite comprising low level w.c., wash hand basin with mixer tap, tiled splash back and drawer unit below, panelled bath with shower above (one rainfall and one handheld attachment), shower screen, part tiled to walls, tiled floor.

Landing

Stairs down to ground floor, access to loft.

Living Room 17'4 x 12'10 (5.28m x 3.91m)

Double glazed window to front, radiator, coved to ceiling, feature fireplace television point, wood effect flooring, door to Kitchen and:

Entrance Porch

Obscure glazed window to front, obscure glazed door to side, cupboard housing meters, wood effect flooring.

Kitchen 12'9 x 8'10 (3.89m x 2.69m)

Window to rear, door to Conservatory, range of matching units, low level oven, four ring electric hob with extractor above, space and plumbing for washing machine, integrated fridge/freezer, integrated dishwasher, stainless steel sink drainer unit with mixer tap, recently upgraded boiler, tiled floor.

Sunroom 10'11 x 10'10 (3.33m x 3.30m)

Double glazed windows to rear and sides, radiator, polycarbonate ceiling, double glazed double doors to side, wood effect flooring.

Rear Garden

Paved seating area with pathway leading to back gate, fenced to boundaries, lawned and planting areas, sleeper lined raised beds, door into

Garage 27'3 x 8'11 (8.31m x 2.72m)

Double timber door to front, window to rear, power and light connected, water tap.

Frontage

Driveway leading to Garage, pathway to entrance, lawned area to front.

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



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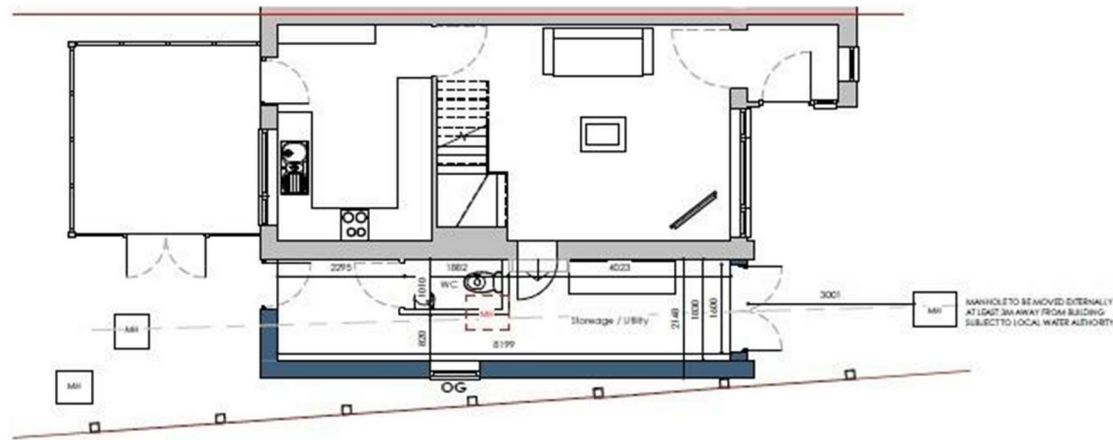


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A2062 / 201 : Proposed Plans, Elevations & 3D Visual **Plans previously approved now expired**



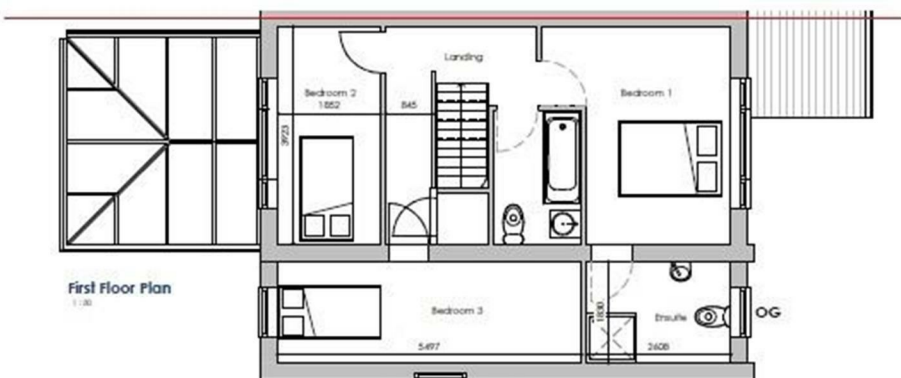
Ground Floor Plan
1:50

SCALE BAR 1:50 @ A1

SCALE BAR 1:100 @ A1



Isometric View - Front



First Floor Plan
1:50

Fixed frame with 1700mm all height



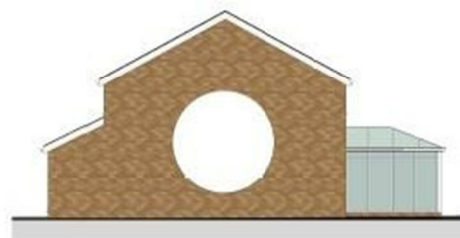
Isometric View - Rear



Proposed East Elevation
1:100



Proposed South Elevation
1:100



Proposed North Elevation
1:100



Proposed West Elevation
1:100

NOTES
DO NOT SCALE FROM THIS DRAWING.
All dimensions to be verified on site before work commences.
All discrepancies to be notified to the Contract Administrator.

Rev	Date	Description
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Drawing Status:
Planning

Alderton Associates
CHARITABLE BUILDING SERVICES

3 Brazee Wood
Chesham
MK37 3PF

Tel | 01295 460222
a@aldertonassociates.co.uk



Client
Rebecca Fitzgerald

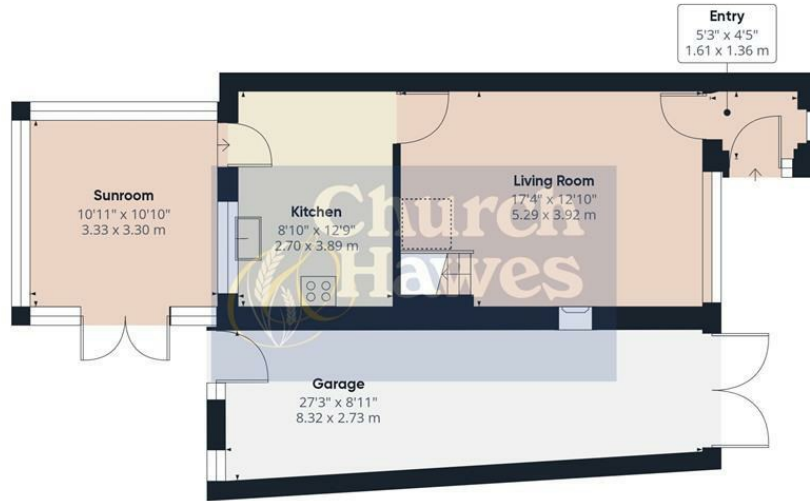
Site
25 Avonia Close,
Wilham, Essex, CM8 1QA

Project
Two Storey Side Extension

Date	Scale	Drawn	Checked
01/04/19	As Indicated	WG	MC

Title:
**Proposed Plans,
Elevations & 3D Visual**

DWG No: A2062 / 201 **Rev:**



Floor 0



Floor 1

Approximate total area⁰

1010.62 ft²
93.89 m²

Reduced headroom

8.34 ft²
0.78 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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