

Hawkins Close, Rivenhall, Witham, CM8 3GZ

welcome to

Hawkins Close, Rivenhall, Witham

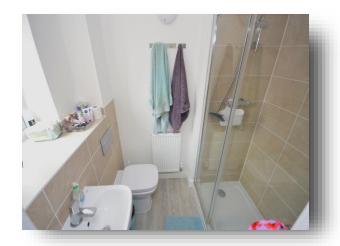
** GUIDE PRICE £325,000 - £350,000 ** William H Brown are pleased to offer this exceptionally well presented two double bedroom semi-detached home situated on the outskirts of Witham and Rivenhall and within easy access to the A12 and WItham Mainline Railway Station.

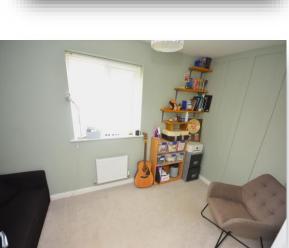












Hallway

Amtico flooring. Stairs to first floor. Storage cupboard. Doors leading to

Ground Floor Cloakroom

Obscure double glazed window to front aspect. Low level WC. Hand wash basin. Radiator.

Kitchen

6' 5" x 11' 7" (1.96m x 3.53m)

Double glazed window to front aspect. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap. Integrated oven with four ring gas hob and overhead extractor fan. Wall mounted boiler. Space for fridge freezer. Integrated dishwasher. Plumbing and space for washing machine. Radiator. Amtico flooring.

Lounge

15' 3" max x 13' 9" max (4.65m max x 4.19m max) Double glazed French doors to rear garden. Under stairs cupboard. Radiator. Amtico flooring.

Landing

Loft access. Radiator. Doors leading to

Bedroom One

9' x 12' 7" (2.74m x 3.84m)

Double glazed window to front aspect. Radiator. Built in double wardrobe.

En-Suite

Obscure double glazed window to front aspect. Low level WC. Hand wash basin. Walk in shower cubicle. Radiator.

Bedroom Two

7' 5" x 13' 8" (2.26m x 4.17m) Double glazed window to rear aspect. Radiator.

Bathroom

Obscure double glazed window to side aspect. Panel enclosed bath. Low level WC. Pedestal hand wash basin. Radiator.

Garden

South facing allowing lots of sun throughout the day. Commencing with a patio and then the remainder laid to lawn. Enclosed by panel fencing.

Parking

Driveway providing off street parking for two cars.





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Hawkins Close, Rivenhall Witham

- Two Bedroom Semi-Detached House
- En-Suite
- Double Glazing
- Gas Central Heating
- Rear Garden

Tenure: Freehold EPC Rating: B

guide price

£325,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR108840



Property Ref: BTR108840 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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