



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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welcome to

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

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Property Ref:
BTR108840 - 0002

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