

Albert Road, Witham, CM8 2BS

welcome to

Albert Road, Witham

** GUIDE PRICE £300,000 - £320,000 ** William H Brown are pleased to offer this well presented and spacious open plan two bedroom period house situated in the heart of Witham and within a short walk to Witham Mainline Railway Station and Morrisons Superstore.

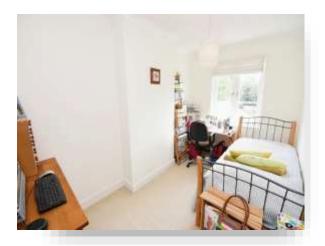












Hallway

Stars to first floor. Radiator.

Lounge / Dining Room

23' 7" max x 14' 4" max (7.19m max x 4.37m max)

Part glazed window to front aspect. Understairs cupboard. Carpets. Pendant lighting.

Kitchen

14' 2" x 7' (4.32m x 2.13m)

Double glazed window to rear aspect. Double glazed window to side aspect. Range of base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer tap. Integrated oven. Four ring gas hob with over head extractor fan. Space for fridge freezer. Plumbing and space for washing machine. Tiled flooring. Loft access.

Bedroom One

13' 10" x 9' 8" (4.22m x 2.95m)

Part glazed window to front aspect. Radiator. Carpets. Pendant lighting.

Bedroom Two

12' 9" x 7' 7" (3.89m x 2.31m)

Double glazed window to rear aspect. Radiator. Carpets. Pendant lighting.

Bathroom

Double glazed window to rear aspect. panel enclosed bath with plumbed in shower. Low level WC. Pedestal hand wash basin Radiator.

Garden

Rear garden with patio seating area and then the remainder laid to lawn. Several mature tree and shrub borders.

Parking

Driveway providing off street parking.





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Albert Road, Witham

- Spacious Two Bedroom House
- A Short Walk to Witham Mainline Station
- Situated in the Heart of Witham
- Driveway Providing Off Street Parking
- Rear Garden

Tenure: Freehold EPC Rating: Awaited

quide price

£300,000 - £320,000



This floor plan is for itualitative pulposes only it is not stown to coals. Any resourcements, floor onces (notating any total floor area), openings and coloradors are apprecimate. No abelia are guaranteed, they cannot be rained upon for any purpose and two do not form part of any agreement. No fabrilly is belien for any serior, remained on maintainment. A party must not upon the contraction of the contractio







Witham= Please note the marker reflects the

postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR108898



Property Ref: BTR108898 - 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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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.