

Powers Hall End, Witham, CM8 1LS



# welcome to

## **Powers Hall End, Witham**

\*\* GUIDE PRICE £300,000 - £310,000 \*\* William H Brown are pleased to offer this two bedroom, well presented character home in Witham. Situated in a sought after area with good access to A12 and Mainline Railway Station. A short walk to Witham's picturesque River Walk.













#### **Entrance Hallway**

Stairs to first floor. Radiator.

#### Lounge

11' 7" x 10' 8" ( 3.53m x 3.25m ) Part glazed window to front aspect. Feature fireplace. Engineered wood flooring. Radiator.

#### **Dining Room**

11' 6" x 10' 8" ( 3.51m x 3.25m ) Double glazed window to rear aspect. Radiator. Under stairs cupboard. Storage cupboard. Space for fridge freezer. Tiled flooring.

### Kitchen

8' x 7' 8" ( 2.44m x 2.34m ) Double glazed window to s

Double glazed window to side aspect. Double glazed door to rear garden. Range of base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer taps. Space for cooker.

#### Landing

Loft access.

#### **Bedroom One**

13' 9" max x 10' 6" max ( 4.19m max x 3.20m max ) Part glazed window to front aspect. Airing cupboard. Radiator. Original iron fireplace.

#### **Bedroom Two**

7' 6" x 10' 7" (2.29m x 3.23m) Double glazed window to rear aspect. Radiator. Original iron fireplace

#### Bathroom

Double glazed window to rear aspect. Panel enclosed bath with overhead shower attachment. Low level WC. Pedestal hand wash basin.

#### Garden

Beautiful landscaped long rear garden commencing with patio seating area enclosed with a pergola then leads to a low maintenance style garden with pond. A workshop is situated at the end of the garden with lighting and power. Enclosed by panel fencing. (Please note the enclosed pergola will be removed, see photo without).





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# **Powers Hall End, Witham**

- Two Bedrooms
- Character Property
- Well Presented Throughout
- Sought After Location
- Gas Central Heating

Tenure: Freehold EPC Rating: Awaited

# guide price **£300,000 - £310,000**



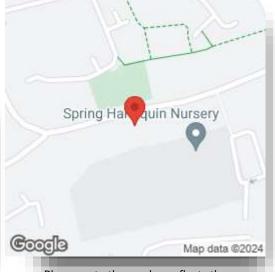
This four plan is for illustrative purposes with II is not observe to scale. Any researcements, those among (including any trial floor among) operange and constrained and a support of any agreement. No labeling is taken for any entry contained on the any entry contained and the party input rely agon is own inserted. Provide or your bookgent.com











Please note the marker reflects the postcode not the actual property



Property Ref: BTR108750 - 0003 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.

#### 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.

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