



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 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 floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (excluding any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.hookagent.com



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Property Ref:
BTR108750 - 0003

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