



Sauls Avenue, Witham, CM8 1JP

welcome to

Sauls Avenue, Witham

William H Brown are delighted to present this generously sized three-bedroom semi-detached family home, ideally located in Witham. The property is within walking distance of Witham's Mainline Railway Station and offers convenient access to the A12, making it perfect for commuters.



Entrance Door

Double glazed door leading to

Entrance Hallway

Double glazed window to side aspect. Stairs to first floor. Inset spot lights. Internal door leading to

Lounge / Dining Room

12' x 8' 3" max (3.66m x 2.51m max)

L-shaped. Double glazed window to front aspect. Three radiators. Inset spot lights. Double glazed door leading to

Conservatory

10' 2" x 9' 2" (3.10m x 2.79m)

Double glazed door leading to rear garden. Radiator. Tiled flooring.

Kitchen

12' 3" x 8' (3.73m x 2.44m)

Double glazed window to rear aspect. Range of matching base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer taps. Integrated electric hob and overhead extractor fan. Built in electric oven and microwave, fridge freezer. Plumbing and space for washing machine. Cupboard housing boiler. Tiled flooring. Inset spot lights.

First Floor Landing

Access to loft space. Laminate flooring. Inset spot lights. Doors leading to

Bedroom One

13' 3" x 9' 9" (4.04m x 2.97m)

Double glazed window to front aspect. Radiator. Laminate flooring. Inset spot lights.

Bedroom Two

9' 10" x 9' 2" (3.00m x 2.79m)

Double glazed window to rear aspect. Radiator. Laminate flooring. Inset spot lights.

Bedroom Three

8' 2" x 8' (2.49m x 2.44m)

Double glazed window to front aspect. Radiator. Laminate flooring. Inset spot lights.

Bathroom

Obscure double glazed window to rear aspect. P-shaped panel enclosed bath with overhead shower. Vanity hand wash basin with cupboard below. Low level WC. Radiator. Tiled walls and flooring

Rear Garden

Commencing with paved patio area and remainder laid to lawn. Pedestrian rear access. Shed.

Front Garden

Mainly laid to concrete giving ample off-street parking potential at the front, subject to planning permission and a completed dropped kerb.



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welcome to

Sauls Avenue, Witham

- Three Bedroom Semi-Detached House
- Walking Distance to Witham's Mainline Station
- Double Glazing
- Gas Central Heating
- Easy Access to the A12

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£400,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including 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.localagent.com



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Property Ref:
BTR109622 - 0002

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