

Sauls Avenue, Witham, CM8 1JP

## welcome to

# **Sauls Avenue, Witham**

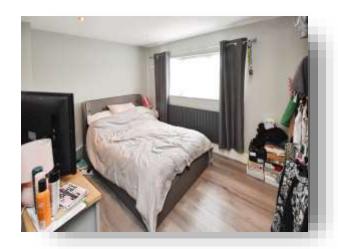
William H Brown are delighted to present this generously sized three-bedroom semi-detached family home, ideally located in Witham. The property is within walking distance of Witham's Mainline Railway Station and offers convenient access to the A12, making it perfect for commuters.













#### **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.





## 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

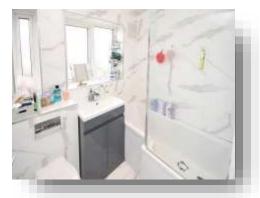
guide price

£400,000



A POPULATION CONTROL TO CONTROL CONTRO

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Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/BTR109622



Property Ref: BTR109622 - 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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