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DAVID MARTIN
GROUP

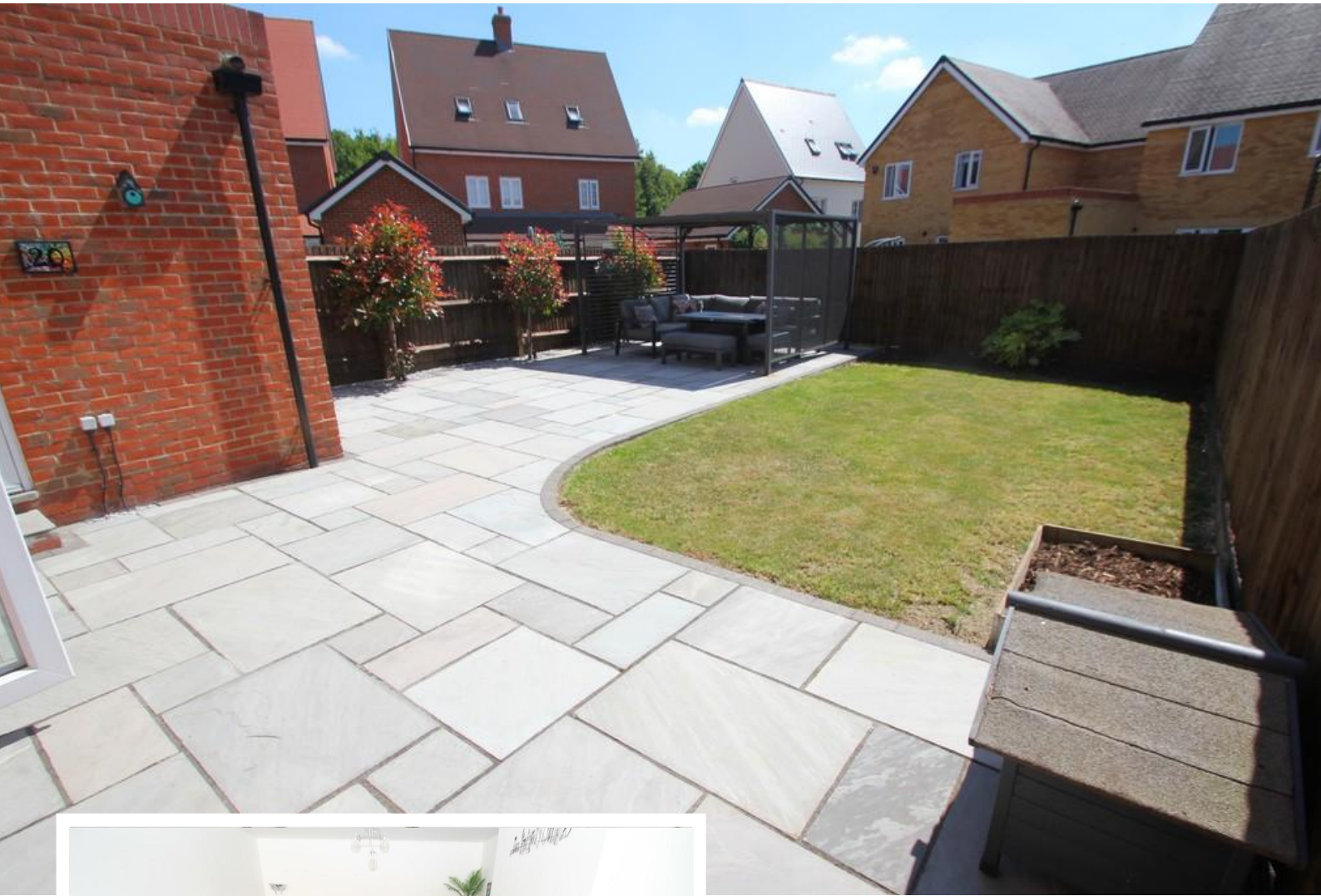
Evans Way
Witham, CM8 2FX

Guide Price £425,000 - £450,000

EPC Rating 'B'

- Four Bedroom House
- Garage & Carport
- Sought After Witham Location
- En Suite Shower Room & Cloakroom





Property Description

David Martin Estate Agents are delighted to offer for sale this four bedroom terraced house situated within walking distance to Witham mainline station. Witham has excellent A12 access and a good range of shops, schools and local amenities. The property offers an entrance hall, lounge, kitchen/dining room with double doors into the rear garden and ground floor cloakroom. On the first floor there are four bedrooms with an ensuite shower room to the principal bedroom and a family bathroom. Externally the property benefits from a carport, garage and a landscaped rear garden. Viewing is highly recommended to appreciate the setting, space and high specification from which the property benefits.





ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, stairs rising to first floor landing with storage cupboards under, additional storage cupboard, radiator, Amtico Flooring, door to:

LOUNGE

17' 10" x 10' 6" (5.44m x 3.2m) Window to front aspect, radiator, Amtico flooring.

KITCHEN/DINING ROOM

17' 8" x 11' 2" (5.38m x 3.4m) Comprehensively fitted with a range of stylish units comprising of a single drainer sink unit inset worksurface with drawers, cupboards and appliance storage under, matching range of eye level wall mounted units, storage cupboard housing gas fired boiler, integrated dishwasher, fridge/freezer, gas hob and electric oven, radiator, dining area with space for table, Amtico flooring, window and fully glazed double doors to rear aspect.



CLOAKROOM

White suite comprising of wall mounted wash hand basin, low flush WC, radiator, window to side aspect, splash tiling.

LANDING

Airing cupboard housing lagged cylinder, radiator, access to loft space, door to:



BEDROOM ONE

13' 5" x 10' 2" (4.09m x 3.1m) Window to rear aspect, radiator, door to:

ENSUITE SHOWER ROOM

Stylish white suite comprising of low flush WC, wall mounted wash hand basin, shower cubical, splash tiling, heated towel rail.

BEDROOM TWO

14' 6" x 9' 8" (4.42m x 2.95m) Window to front aspect, radiator, fitted wardrobes to one wall.



BEDROOM THREE

10' 3" x 10' 2" (3.12m x 3.1m) Window to front aspect, radiator.

BEDROOM FOUR

8' 6" x 7' 2" (2.59m x 2.18m) Window to rear aspect, radiator, wall mounted storage cupboard.

FAMILY BATHROOM

White suite comprising of low flush WC, wall mounted wash hand basin, panel bath, heated towel rail, window to front, splash tiling.



OUTSIDE

Carport providing covered parking leading to garage measuring 22ft. x 10'2ft. with up and over door and power and light connected.

REAR GARDEN

Being well enclosed by panel fencing, the garden is laid to lawn with large patio area extending to the rear and side, shrubs, tap and light.

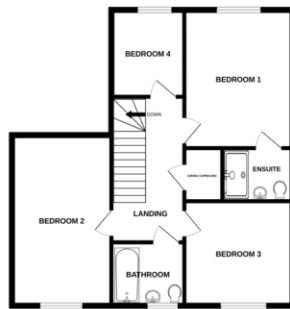
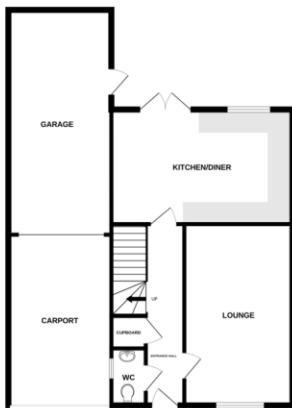
AGENTS NOTE

The vendors have advised us that there is a service charge of approx £300 per annum.

The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.

GROUND FLOOR
904 sq ft. (84.0 sq m.) approx.

1ST FLOOR
676 sq ft. (62.5 sq m.) approx.



TOTAL FLOOR AREA: 1580 sq ft. (146.5 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels and any other items are approximate and no responsibility is taken for any error. Dimensions are not guaranteed. This plan is for illustrative purposes only and should be used to guide the eye. Prospective purchasers. The layout, systems and appliances shown herein are not intended and not to be taken as to the actual specification of any item or item shown.
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Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements