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DAVID MARTIN
GROUP

Alfreg Road
Witham, CM8 1NW

Guide Price £270,000-£290,000

EPC Rating 'TBC'

- Two Bedroomed Terraced House
- Lounge/dining Room
- Enclosed Garden To Rear
- Ideal First Purchase





Property Description

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David Martin Estate Agents are delighted to present this two-bedroom terraced house in the popular town of Witham. Ideally situated with easy access to Witham's mainline station to Liverpool Street, the A12, local schools, shops, and amenities, this home offers both convenience and comfort. The property features an entrance hall, a spacious lounge/dining room, a well-appointed kitchen, two double bedrooms, and a family bathroom. Outside, you'll find an enclosed rear garden. Viewing is highly recommended to fully appreciate the space and setting this home has to offer.



ENTRANCE HALL

Entrance to the property is made via entrance door to front aspect, stairs rising to first floor landing, radiator, storage cupboard, door to:

LOUNGE/DINING ROOM

24' 10" x 9' 6" (7.57m x 2.9m) Being well lit by windows to front and rear aspect and half glazed door to rear, two radiators, door to:

KITCHEN

11' 10" x 7' 5" (3.61m x 2.26m) Comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units. gas hob inset to remain, plumbing for washing machine, the room is lit by window and half glazed door to rear aspect, splash tiling.

LANDING

Storage cupboard, access to loft space, radiator, door to:

BEDROOM ONE

12' 8" x 11' 6" (3.86m x 3.51m) Two windows to front aspect, double radiator, storage cupboard housing gas fired combination boiler.

BEDROOM TWO

13' x 8' 1" (3.96m x 2.46m) Window to rear aspect, radiator.

FAMILY BATHROOM

White suite comprising of low flush WC, pedestal wash hand basin, panel bath with shower over, splash tiling, heated towel rail, window to rear aspect, tiled floor.

OUTSIDE

To the front of the property there is hardstanding.

REAR GARDEN

Being well enclosed by panel fencing the garden is laid to lawn with patio to the rear of the property, outside tap and light, brick storage shed.

AGENTS NOTE

Viewing is advised to appreciate the setting and space the property offers.

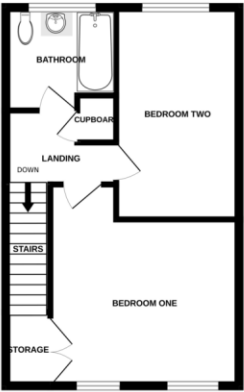
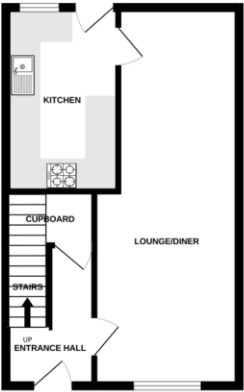




GROUND FLOOR
381 sq ft. (35.4 sq.m.) approx.

1ST FLOOR
381 sq ft. (35.4 sq.m.) approx.

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TOTAL FLOOR AREA: 761 sq ft. (70.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The layout, systems and appliances shown have not been visited and no guarantee can be given as to their operability or condition at the time of sale.
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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